



### **Highlights of the February 8<sup>th</sup> 2016 Annual Meeting In the Asbury Methodist Church, New Port Richey**

The meeting was called to order at 1.10 p.m. Directors present were Marlene Winchester, Frank Ferreri, Claire Phillips, Nick Alemaghides, Bonnie Baisley, Ron Jazwa and Judy Michel.

#### **DIRECTORS' REPORTS**

**President Marlene Winchester** noted that all Owners had received timely notice of the Meeting. There were no Board nominations from the floor and it was confirmed that a sufficient number of Ballot and Proxy votes had been received to constitute a quorum.

So a big "thank you" to those owners who attended the meeting and to those owners who responded to our pleas and sent in Proxy votes.

Marlene continued by saying that Owners are still calling Board members instead of submitting the Work Requests which are needed for our files and to monitor what remedial actions are taken. Please, owners, do not call Board Directors but use the direct line, 727-808-2101 only.

There is a problem with unauthorized owners accessing our store rooms in the pool area. Only Board Members should have keys and access to the store rooms. If the problems persist the locks will need to be changed.

Marlene reported that 26 units were sold in 2015 and only one unit from last year was not sold.

Once again our Bank has made errors in the coupon books, so all owners still paying by coupon should check their books carefully for duplicated and/or missing payment slips. Marlene points out to owners paying by coupon that at least three departments are privy to their personal information and urges them to switch to Auto pay –by far the safest and most trouble free method of payment.

There has been an anonymous and unconfirmed report that mailboxes on the East side of Briar Patch have been tampered with and mail stolen. This would be a Federal offense and anyone experiencing the problem should report it to the Post

Office. Any owner having a damaged mail box key needs to get it replaced by a locksmith. Note that the Association has no right to possess or have access to your mailbox key.

**James Toney of Tri-S, who sub-contracts to Cutters**, gave a brief presentation to the assembly. He said that being in Florida does not mean that we have no real weather changes. We can have very warm plus El Nino patterns and might also experience a few days in the 30's. We encounter browning and deterioration of foliage which they work hard to control Both Tri-S and Cutters strive to keep our grounds in the best possible condition and appreciate the opportunity to do so.

**Vice President, Director of Roads & Grounds, Frank Ferreri**, reported that Tri-S was carrying out their annual termite inspection that same day. Owners should expect to receive notices, where necessary, regarding what actions they need to carry out to protect their properties.

Reminding owners that our roads are City roads, Frank reported that **the City has passed an ordinance which, starting May 16<sup>th</sup>, prohibits the parking of cars on front or side lawns. The City will ticket offenders.**

Also, if an owner wishes to remove a tree from their front lawn they must first obtain a Permit from the City. Failure to do so can result in a \$518 fine. The owner must also submit a Landscape Modification form (available in the clubhouse) to the Board.

**Director of Buildings and Architecture, Nick Alemaghides**, first thanked everyone for the kindness extended to him and his wife during their recent illnesses.

Nick recounted difficulties he and a neighbor had encountered in their endeavors to remove a fruit tree which was attracting and harboring rodents. He stressed how important it is to follow the correct procedures for tree removal (covered above).

Nick has replaced our former general contractor with Anthony LaRocca's company.

Signature Roofing continues to take care of any roofing problems until such time as the Association is able to reach an agreement with GAF regarding their guarantee vis-à-vis the poor work of

the previous roofing contractor. Owners should continue to call Don Faunce to report any leaks at (1)352-428-1158. Nick is drawing up a list of all the suspect roofs so that they can be inspected ASAP and before the snowbirds leave.

A chart for the exterior painting of our buildings will be displayed in the clubhouse area shortly. It is planned to paint 5 or 6 buildings each year between now and 2020.

It was discovered that the sidings and end caps of several of our buildings were not of the required Hardy Board. Anthony La Rocca is in the process of replacing them. 18 buildings still remain to be redone. The cost of the work is already reflected in Nick's 2016 budget.

Owners are reminded that while Nick Alemaghides has health issues any owner with questions relating to buildings should please call our dedicated telephone number – 727-808-2101.

**Secretary/Treasurer, Claire Phillips**, reported that there would be NO increase in HOA fees this year. Also, the single mailing address for each unit has drastically cut down the amount of returned mail that was an earlier problem.

The new Homeowners' Directory will be issued at or around the end of February. (One Directory per unit.) After that, information regarding new owners will appear in future Newsletters so that owners can update their Directories if they wish.

Any owner who can accept the Newsletter by email should let Claire know as this would reduce the work load of our volunteers who hand deliver them. ([cphillips103@tampabay.rr.com](mailto:cphillips103@tampabay.rr.com)).

**Director of Clubhouse, Bonnie Baisley**, reported that the Ladies' Room had been refurbished and now has a hand drier. She commented that Anthony La Rocca had saved us a lot of money when shopping for the hardware. Bonnie thanked everyone who donates books but requested that no magazines be taken to the clubhouse since they appear never to be used and only add clutter.

**Outgoing Director, Ron Jazwa**, was thanked and applauded for his many years of service to the community in many capacities. For his final report Ron said that the pool was up and running with only minor repairs.

**Director at Large, Judy Michel** reported that she had been able to meet with many new owners in her new role.

**Presentation of 2016 Budget.** Marlene asked if there were any questions on the Budget for 2016 but the owners had none.

**Comments from Owners**. One owner asked about the landscaping at the entrance and was told that this was a work in progress (no new plants can safely be introduced for about a month). No other new topics arose.

**Other Business:** Marlene announced that there will be no Board Meetings in June, July, August or December but Newsletters will be issued in July and December to keep owners updated.

#### **DATES AND REMINDERS**

**Joanie's Events (weather permitting)** Any questions call Joan at (727) 858-8121.

(Hope you caught the Pizza Party on Friday, February 12<sup>th</sup>!)-

#### **MARCH 19<sup>th</sup>, 2016 – A two-tier event.**

**FIRST: 5.30 – 6.30 p.m. A "Light Pot Luck" meal.**

The main meat dish and set-ups will be provided by Joan's 50-50.

**SECOND: .6.30 – 8.00 p.m.** Back by popular demand!

**"Music with Shelly Brady", \$3 per person.**

Open to residents and their guests. Separate sign-up sheets and details posted at the Clubhouse.

**Summer Picnics** All \$5 each or coupon\*\*

**Memorial Day, May 30th, 3 p.m.**

**July 4<sup>th</sup>, 3 p.m.**

**Labor Day, September 5th, 3 p.m.**

\*\*Non refundable or transferable to future event.

Meal may be collected if unable to attend.

**RECYCLING DATES** (Put on your curb the night before)

**February 24th' ..March 9<sup>th</sup>, March 23rd**

**NOTE OF THANKS:** Huge thanks to our willing and super efficient team who greeted owners and processed the entire sign-in and voting procedures at our Annual Meeting. Kudos to their intrepid leader, Joan McArdle, also Pat Carnival, Ron Chesser, Arleen Mizeski, Rick Scordato and Sandy Sgroe. Results were announced in record time. Thank you everyone!

*Board of Directors*