



Highlights of the March 14th 2016 Board Meeting held in the Clubhouse.

The meeting was called to order at 1.00 p.m. Directors present were Marlene Winchester, Frank Ferreri, Claire Phillips, Nick Alemaghides, Bonnie Baisley, Gary Lavallie and Judy Michel.

DIRECTORS' REPORTS

President Marlene Winchester said that there would be a Memorial Service for Maria Coyle, who was a well liked member of our community, on Thursday, March 17th.

Regarding Unit 26.2, 6422 Thicket Trail, which has been in foreclosure for several years, the court case is scheduled to come up before a non-jury trial but no date has been set.

There is a problem with unauthorized and unknown people accessing our Store Room, so the lock is being changed. The store room contains a filing cabinet, the padlock of which has disappeared. In future the key to the Store Room will have to be signed for by anyone requiring access.

Recycling for the previous week was picked up a day late. Our waste management company said that this was an isolated incident which will not recur.

Apparently owners are not reading our documents and problems are arising as a result. Anyone not in possession of a copy of our documents should please ask any Board Member for a readily available copy. And will all owners *please read our documents* to eliminate future problems. Thank you!

Marlene was pleased to report that she has already filed our 55+ Registration for this year so that all of the information is updated and on file.

Yet again Marlene urged **all** owners to switch to Auto pay for their HOA Fees. Coupon paying owners need to be aware that every month their personal information (account no. etc.) is seen by several bank personnel, making owners more vulnerable to theft identity. Auto pay is the safest and most convenient way to go.

Marlene asked that Board members who receive enquiries from potential buyers, Realtors, or any other source which are of a financial nature to please refer them to her via telephone. Only Marlene has up to date information regarding finance, and HOA Fee payments in particular.

Finally Marlene said that from now on all **anonymous** requests and complaints put in the Blue Box will be ignored and not acted upon. *No signature will result in no action.*

Vice President, Director of Roads and Grounds, Frank Ferreri, pointed out that everything any one wanted to know is readily available on our website, where queries could also be submitted. Gary Lavallie, in charge of our website, confirmed that he would distribute all enquiries to the appropriate Board Director.

Frank referred to a memo which he had written to the Board, expressing concern that owners were not addressing their enquiries through the correct channels, resulting in expectations which could not be fulfilled. If owners have any queries about their units or the ground maintenance they should direct them to the board member concerned *only*.

Frank asked if everyone was aware that the **City has a Home Improvement Grant Program** whereby the City will reimburse 50% of the project up to \$5,000. **For further information contact Erica Lindquist at 727-853-1050.** Improvements include but are not limited to:

- Driveways
- Exterior Doors
- Windows
- Gutters

Secretary/Treasurer, Claire Phillips, reported the end February bank account balances : Operating a/c \$73,376.36; Reserve a/c \$88,562.77; Special Projects \$709.75.

A minor adjustment had been made to the 2016 Budget to reflect a 2015 check that had not cleared at the bank. Revised 2016 Budgets were given to all Board members.

Claire said that the 2016 Homeowners' Directory would be issued later than normal since it had been held back in order to include some new owners arriving in March. The Directories will be sent out by mail, hopefully next week.

The **emailed** March Newsletters will also be delayed due to the recent corruption of Claire's computer which deleted the entire Briar Patch email address list.

Director of Buildings and Architecture, Nick Alemaghides, expressed regrets that the recent illnesses of both his wife and himself had caused his absence from the Board. His wife was about to enter into an assisted living facility which he hoped would allow things to calm down.

Nick outlined the 2016 painting schedule, a copy of which will be displayed on the Notice Board in the pool area.

Nick said that problems had arisen with rotting boards on the exterior of some buildings. End units were particularly affected, many not having the required insulation or flashing. Eight end units are scheduled for board replacements during 2016. The end units will also have the windows framed to prevent water seepage behind the sidings.

The exterior paint used for our building exteriors has been replaced with an alternative Sherwin Williams one-coat paint, also carrying a 7-10 year warranty.

In accordance with Sherwin Williams' recommendations, mid-warranty power washing of some buildings will be carried out, together with power washing of some of our pavers and buildings. Quotations were obtained from two of our regular contractors.

Nick clarified that Anthony La Rocca was licensed to work in Pasco County under the family company name, i.e., Elegant Improvements.

Director of Clubhouse, Bonnie Baisley, wished to thank all owners for their ongoing donation of books. She emphasized how grateful the Vets were each time she arrived with a collection of hard cover

books and paperbacks. Bonnie said that there was nothing to report with regard to the Clubhouse.

Judy Michel, Director at Large, had been pleased to welcome one new owner in the last month, Robert Heyden.

Director of Pool, Gary Lavallie, reported that both the water balance and chlorine had needed correction. He also commented that the pool filter was getting old. The chairs in the pool area were due to be power washed that week.

Public Participation

Several enquiries relating to maintenance of the grounds were made. Owners were asked to use our Work Request forms to address these issues..

One owner wanted to know if the City could advise on how to prevent the occasional flooding that occurred in some areas of Briar Patch. It was recommended that they attend one of the City Council Meetings which take place on the first Tuesday of each month.

The next Board Meeting will be held on Monday, April 11th. The meeting adjourned at 3 p.m.

DATES AND REMINDERS

Joanie's Events: We hope you enjoyed Music by Shelley and the Pot Luck Dinner on March 19th.

Summer Picnics

*All \$5 each or coupon***

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

July 4th, 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.)

March 23rd

April 13th

April 27th

HAPPY EASTER EVERYONE!

Board of Directors