



Newsletter for October 2017

Hello everyone,

We hope that you had a great summer and are so pleased to see our snowbirds drifting back to the fold.

A Board Meeting was held on October 9th and after the required formalities, each Director gave a report:

President Marlene Winchester opened by reporting that, sadly, Rose Stevens has sold her unit and moved up North to be closer to her family. Rose gave many years of loyal service to the community, both while on the Board and also afterwards. Marlene felt that some gesture of recognition should be made to show the community's appreciation, which was unanimously agreed. The Board will consider what might be appropriate.

Marlene said that it is becoming increasingly difficult to maintain our low HOA fee. We are required to have \$500K in reserve before 2025 when our new roofing is scheduled to begin, which represents 1/3 of our budget. Other costs have increased, especially printing, at a time when we have a lot of community documentation to prepare, renew or rewrite.

Owners paying by Coupon: Please note that no longer will letters be sent or lengthy correspondence entered into with owners who cannot accurately follow the coupon paying procedures. When an account reaches three months in arrears the unit owner will receive a letter from our Attorney and be required to pay legal fees in addition to late fees.

The procedure is simple:

- Use the CORRECT month's coupon.
- **Mail** it with your check to reach the ORLANDO ADDRESS shown by the 5th of each month.

But, best of all, **Please try to use Autopay for the sake of your own security** and to eliminate the coupon hassle.

Noting that we are starting to prepare for February's Annual Meeting, Marlene asked for a volunteer to chair our Nominating Committee, and Gary Lavallie kindly agreed.

On this subject, any permanent resident who would like to be considered for a position on the Board should put a note in the Blue Box, together with some background information. Three Directors will be up for re-election in February.

Carl Johnson, Roads & Grounds, who did an incredible job getting our community clean and tidy so quickly after Hurricane Irma, gave his own report.

Carl wanted to say how hard our Grounds Crew (Preston/Cutters) worked, getting here as soon as the weather allowed and working until 6.30 in the evening. A week later they got here very early and cleared all the lawns of debris. Also, when the City trucks arrived, they fell in behind them with rakes and shovels, cleaning up any thing that the City had left. Great team work, especially compared to other communities, and **Thank you, Carl.**

Back in July, both Carl and Frank Ferreri went to meet with Mr. Doe, the Assistant Public Works Director regarding items needing attention, i.e., low hanging branches over the streets and a leaking water manifold and they were promptly taken care of. Mr. Doe also was a great help after the hurricane, getting piles of hurricane debris away from our area.

Also in July, many areas were trimmed and stones added. Budget permitting, mulching and trimming will continue in November for the upcoming Holidays.

Carl reported that there were several cases of owners cutting bushes and tree limbs that were damaged from the hurricane and *dumping them along another owner's property in Big Loop*. This is not only NOT a neighborly thing to do, but is also costly for the Association, which has to pay to have the debris removed. In future, if we know who does the dumping we will bill them with the added costs.

Owners note: If you hire someone to trim anything for you, they must haul it away or bag it for you to put out with your trash.

Finally, Carl wanted to thank Frank Stevens for picking up trash throughout the community, which is a nice act of neighborly kindness.

Frank Ferreri, Director of Buildings & Architecture, reported only a limited number of roof leaks following the storm. All owners reporting roof leaks were given their roof warranty number and advised to call Signature Roofing (tel.# in your Directory).

Frank said that our new carpenter/workman is working out well.

Bonnie Baisley, Director of Clubhouse, reported that the water cooler in the Clubhouse had been removed because it had proved too costly.

Director of Pool: We welcome Gary Lavallie back from Canada and thank Guy Rasmussen for taking care of the Pool so well during his absence. Guy wanted to thank Frank /Ferreri and Ron Jazwa for quickly restoring order to the pool area after Hurricane Irma.

Claire Phillips, Recording Secretary, reported that she was several carriers short for Newsletter deliveries, but Liz Valera kindly offered to assume a delivery route, and Beverly Hughes has offered to extend her existing route. Thank you very much Liz and Beverly.

If any other owners can volunteer to deliver News letters, please let Claire know as we are still short.

FYI: We do try to deliver to all owners who are not receiving Newsletters via email, although it is difficult to keep track of everyone. Please remember that there are always many extra copies in the Clubhouse.

Ken Hill, at his request, was given an opportunity to address the Board. Ken wanted to speak in regard to the condition of the grounds behind many units. Ken said that in many areas the growth was very high and unsightly and are not properly controlled by the very large tractors currently mowing them. The tractors also left unsightly track marks. He asked what could be done to remedy the situation.

Carl first pointed out that our HOA can only cover **basic lawn care**, which does NOT include the rear of many units. (Note: the homeowner is responsible for all back yard maintenance except mowing and trimming of swales, as is currently done. Item 43, Deed Restrictions.) Guy Rasmussen added that the tractors now in use were the size used and needed by landscapers in general.

During the open discussion which followed, it seemed that there might be a group of owners who were considering addressing the problem as a group, as has been done by other owners in the past for similar situations, and it was confirmed that this offered the best and only solution.

Public Participation: The main topics of merit were:

RENTAL AGREEMENTS (After three year-ownership)

1. Must be for a term of one year, *not less*. Only one rental per unit in any one year, even if the first tenant does not complete term.

2. Tenants must meet our 55+ requirements, so when seeking Board approval for the Lease, owner must provide proof of prospective Tenants' ID and Age/s *prior to finalizing rental*.

POOL HYGIENE

Owners and/or visitors with open wounds, sores or other germ producing conditions must NOT go in the pool. This endangers the safety and health of everyone entering the pool. The presence of chlorine does NOT prevent contamination. Please consider others.

GRADING OF REAR AREAS

The subject of the grounds at the rear of units was raised again, during which Carl Johnson said that there was a constant pool of water behind his own unit because the area had not been properly graded. He went on to say that owners *could* raise the ground at the back of their units if this would help, *providing they did not raise it above the ground level of the adjoining units*.

Bear in mind that many owners in Briar Patch take out flood insurance if their unit backs on to an area which could potentially flood.

The next Board Meeting is scheduled for December 11th at 1.00 p.m., but please watch the Notice Board for confirmation. There will not be a December Newsletter due to the amount of year-end work.

NOTE THESE DATES:

OCTOBER 28th, SPECIAL FALL PICNIC

Francine is planning a special event. Please watch the notice Board for further information and sign-up sheet.

DECEMBER 9TH: DECORATING THE POOL AREA

Yes – watch the Notice Board again! Come and get your sugar fix with one of the fresh donuts. Help prepare the Pool area and front entrance for the holiday season. Volunteers welcome and needed.

DECEMBER 10TH: CHRISTMAS PARTY. Again - Watch the Notice Board, and thank you Francine!

TRASH PICK UP- Mondays and Thursdays.

RECYCLING: 2nd and 4th Wednesday each month. Put out the night before

HAPPY HOLIDAYS EVERYONE!

Board of Directors