



May 2019

A Board Meeting was held on Monday May 13th on a very rainy day but 9 owners braved the elements – most of whom were newcomers, which was encouraging.

The first thing that should be mentioned is that the first three Board Meeting dates in our Directory are incorrect and should read May 13th, August 12th and November 11th. Claire can only attribute the error to her English calendar which starts each week on a Monday and not a Sunday, as it does in the U.S. Many apologies, and please make a note for the remaining two meetings.

President Marlene Winchester opened the Directors' Reports by having to urge yet again that owners paying by Coupon should PLEASE USE THE CORRECT COUPON, which is clearly numbered and dated.

Also – and with more serious consequences is that the incidence of owners interrupting Preston's/Cutters workmen while they are working has increased alarmingly. Last week, in one day, Preston reported that he had lost THREE HOURS OF PAID LABOR from his workforce purely due to interruptions. The resultant cost will be billed back to us and add to our overhead.

Various means of eliminating these interruptions are being considered, but everyone should be aware that ultimately any owner interrupting the workers will be fined to recover the cost. The interruptions cannot be allowed to continue and repeated attempts to stop them over the years have been unsuccessful.

If any owner has any question, or a special need, they need to complete and submit one of the Work Orders in the Clubhouse, as is well documented. The workmen are not authorized to answer or help you.

We also had a rough week with our trash and recycling collections! The recycling was unexpectedly collected at 6.30 a.m., causing most owners to miss it entirely. Further confusion was created during the much later trash collection. To add insult to injury, the

Waste Management office claimed that our male President had authorized the changes. Regardless, Marlene stressed that IN NO WAY was it the fault of the men who make the pick up and who do an excellent job, but purely the fault of their management.

For the **Treasurer's Report**, Marlene reported that our accountants had presented their 2018 annual billing too late to be included and paid in 2018 which will inflate our 2019 accounting costs. Also, we have two units with Liens and one unit in foreclosure.

Finally – and opening up for general discussion – Marlene said that she was very disappointed to report that she would not be able to delay an increase in HOA fees for two years as she had hoped, but that an increase would be necessary in 2020, due to unexpectedly high price increases.

Our insurance for the clubhouse and pool has been increased by over 30% despite extensive price comparisons. Material costs such as paint and building materials have soared and our higher legal fees include some costs which may not be recovered.

A prolonged but amicable discussion took place between both Board members and owners. Frank Ferreri thought that the two storey units should carry a higher HOA Fee, but while three owners of such units did not disagree the majority of owners did.

One owner asked how many times the Association had imposed special Assessments in the recent past to meet additional expenses but none have been imposed for 10 years.

The majority thought that a \$10 increase would be inadequate and require a further increase within a very short period, with \$20 making more sense.

A Board vote was finally taken to introduce a \$20 per month HOA increase in January 2020, (i.e. \$140 p.m. total). Those in favor were Marlene Winchester, Claire Phillips, Todd Valera, Ron Jazwa and Jill Lavelle. Frank Ferreri abstained. *(Note: Gary Lavallie also voted later for the \$20 increase, Claire by telephone having fully explained the reasoning of all Board Members.)*

To meet a legally required time frame the increase will be formally announced at the August 12th Board Meeting.

Frank Ferreri, Vice President and Director of Buildings & Architecture, wanted to thank Jill Lavelle for holding such a successful Meet and Greet in April. Also to thank Todd Valera for stepping into the position for Director

of Roads & Grounds, and Ron Jazwa for having the Clubhouse bathrooms repaired after the water damage and for arranging such a great repainting job.

Claire Phillips, Recording Secretary, was pleased to announce that the door to door delivery of Newsletters to those owners not on email would recommence this month, thanks Maryanne Piccione who had voluntarily offered to organize it. Huge thanks are made to Maryanne, who will also be making deliveries on some of the routes. Thanks also to Liz Valera, who has offered to make some of the deliveries. These volunteers will certainly do a lot to reduce our mailing costs and our gratitude is due to both.

Claire reported that most of the requested Homeowners' Insurance Policies are now in and we thank all owners for their response. Some letters will shortly be sent out to those owners whose policies have expired or whose policies contain insufficient information.

Todd Valera, Director of Roads & Grounds, reported that Preston (Cutters) and his crew were now on a weekly maintenance schedule. A sudden heavy storm on the previous weekend had caused some damage and Preston's crew came in on the following Tuesday to carry out a special clearing up of branches and debris. The hurricane season will soon be with us and will probably cause further damage requiring additional charges.

Ron Jazwa, Director of Clubhouse, reported that the recent water leak damage had been repaired and the subsequent repainting completed. Both bathrooms looked much better.

The Clubhouse had been reserved for a private party this coming Saturday. The party people had submitted a request to have exclusive use of the pool during their party but this had been denied as such an arrangement is not allowed in our documents. Ron reported no problems with the Pool at this time.

Jill Lavelle, Director at Large, said that she had been very pleased with the outcome of the April Meet and Greet. Lots of questions from the new owners had been answered. Forms had been filled out on the spot and immediately submitted.

Jill said that she would like to hold another Meet and Greet next year, but thought that it should be held in January – before the Annual Meeting, in order to take care of any questions that might otherwise be presented at the Annual Meeting. This suggestion was well received.

Public Participation The owners had no comments.

Any Other Business- As Director of Buildings & Architecture, Frank Ferreri wanted to pursue his objectives which had been raised at the previous meeting, and are covered in the Bylaws adopted on February 8, 2010, Page 14 of 17. ** item (i), i.e:

**** “All Homeowners have the responsibility to maintain the outside of their unit in regard to windows, garage door, service garage door, front door, and porch to maintain the integrity of the community.”**

Owners are urged to comply with these issues in order to maintain the integrity of our complex - generally acknowledged to be the very reason the majority of owners have chosen to live here and adds to the value of our properties.

A note regarding the abovementioned Bylaws: Our Documents and By Laws are supposed to be passed on by the sellers of every unit to the new owners of every unit. But since we cannot guarantee that this is always carried out, we are arranging for a copy to be displayed on our website (briarpatchnpr.com) for downloading or viewing. This will take a short while because Gary Lavallie, who maintains the web site for us, is away on business for about ten days. Meanwhile we are posting a copy of the page in question on the Clubhouse Notice Board.

The Board believes that it cannot allow to pass without comment the fact that in recent months the community has had two Board Directors resign due to owners' confrontations at the Director's home.

Calling Directors at home is discouraged, but causing a commotion at their home is intolerable. A voluntary Board results in much lower maintenance fees and while the Board is voluntary, it does not volunteer to be abused! Please respect the protocol. Do not call Directors at all if possible, but use the direct line and do *not* go to their homes.

We all want to continue the privilege of enjoying this peaceful community.

Note: The next Board Meeting is on Monday August 12th.

Enjoy the summer everyone!

Board of Directors