



6525 Thicket Trail, New Port Richey FL 34653
Web: briarpatchnpr.com

November 2019

Hello everyone,

There is a lot going on and a lot for you to pay special attention to. But first- welcome back to all our snow birds and to new owners just joining our community.

This month's Board Meeting on November 11th had the highest attendance of the year, which was good to see.

President Marlene Winchester included the following in her opening report

* Don't forget that the HOA fee increases by \$20 per month to a total of \$140 p.m.

* For those still paying by coupon, the 2020 books will be out around mid-December, but DON'T *please* be tempted to pay early because it is important that we receive ALL the fees in 2020 and not before.

* Also, please **check your coupon book carefully** for errors because the Bank (no, not us) often makes errors which it is best to recognize immediately.

* And please **do send the correct coupon for the month** with your remittances and not confuse the transaction by enclosing the wrong month's coupon.

* *But to avoid all these stipulations, please switch to AUTOPAY!*

BOARD BALLOT. In February there will be four Directorships on the ballot. If you have been considering helping out and joining the Board, please do so. Just put a note in the clubhouse blue box with a brief note of your job history and qualifications. This needs to be done in November, latest December.

In her **Treasurer's Report**, Marlene presented the balances of our three Bank Accounts, reminding the Board that they should be working on their Budgets for next year. Meanwhile Marlene will work on the draft for the entire 2020 Budget.

Vice President and Director of Buildings & Architecture, Frank Ferreri reported that two buildings and the Clubhouse remain to be painted in order to complete this year's planned schedule.

Buildings slated for the next phase will first be power washed by Brian Pert.

Frank said that he had contracted a company to replace our faded signage and the project should be completed in one month. Meanwhile the City voluntarily has replaced our street signs.

Frank said that, as authorized by the Board in August, he sought financial advice to ascertain how we could get a higher interest rate on the substantial amount currently held in the Association's Reserve Account but only yielding 0.02% interest.

Frank circulated the Program Description of the recommended Federally Insured Investment Company, whose programs are ideal for non-profit Associations such as Briar Patch. Offering liquidity while providing maximum safety, in July of this year the program yielded 1.54%.

After discussion the Board voted unanimously to move the Reserve Account money into the higher interest Federally Insured program, bearing in mind that cash could be withdrawn at any time without penalty. Motioned by Frank Ferreri and seconded by Jillian Lavelle.

Todd Valera, Director of Roads & Grounds, raised the problem of broken sprinklers. Todd thought that *we as a community ought to help police offenders whenever they are observed*. In addition to cars being driven on to lawns and lawn edges some of the damage is caused by owners landscaping over other vulnerable areas, where sprinklers exist. *This calls for the Association to insist upon receiving Work Orders before landscaping takes place, to avoid further accidental damage.*

Todd said that a large portion of his Budget is spent on sprinkler repairs.

Owners – please let's put a stop to this costly and unnecessary expense. *Submit Work Orders for ALL Landscaping projects and on no account allow cars on ANY section of any lawn.*

Ron Jazwa, Director of Clubhouse, said that there had been no issues or repairs needed. A few parties had been held.

Owners present voiced appreciation of the table painting and other improvements that Ron had recently made.

Gary Lavallie, Director of Pool and back from Canada, thanked Ron for taking care of things in his absence. Gary said that he had to address some issues with the Acid and Chlorine boxes and then relocated them to a safer area. He now only needed to put locks on the boxes for safety reasons.

Claire Phillips, Recording Secretary, said that we were entering the busiest part of the year. The spread sheet for our Bank, listing those owners on Auto pay and those paying by Coupon had to be updated and transmitted. After that the documentation for the Annual Meeting had to be prepared, printed and mailed to those owners not on our email distribution. Here, Claire will take advantage of our volunteers to assemble the mailing. Following that, and after the Annual Meeting, would be the preparation, printing and mailing of the 2020 Directory.

Claire wanted to reach out to owners considering volunteering for a two-year term on the Board, to say how much the work load has diminished compared to a few years ago. Not only do fewer Board meetings take place, but the majority of our paperwork is now on computer and only needs updating as ownerships change

Board comment:

Our community is blessed to have so many good people from all walks of life. We are all experienced in some field or another and have varying talents. Everyone has something to offer. Please consider volunteering to support your community.

Jillian Lavelle, Director at large, said that she enjoyed welcoming new owners, but some of them had not yet moved in so she had been unable to meet with them. Jill said that she was planning another **Meet and Greet for new owners on January 11th 2020**, which might prevent unnecessary questioning at the **Annual Meeting on February 10th 2020**.

PUBLIC PARTICIPATION

Most of the discussions were related to the parking of cars on our streets:

Is it possible to restrict parking to one side of the street? *It was thought that only the City could enforce this.*

Can we at least ask owners to NOT park directly opposite another parked car?

*ALL OWNERS! Consider this a request to comply with this suggestion, **especially to allow passage to medical vehicles.***

Garage Sales – *Owners holding need to watch where customers and passers-by are parking and ask them to move ANY car parked on a lawn or blocking traffic.*

Branches are overhanging our white fence in Troublecreek. *Todd Valera said that this situation is already included in our current work schedule and will soon be rectified.*

How many owners are in arrears? *Marlene was please to report not one!*

Irrigation/Rust stains on fences and buildings/efficacy of Rid-O-Rust. *A l o n g discussion took place about whether we should employ an irrigation company to examine our system, with mixed opinions. It was decided to ask for a quotation **only** as to what the cost and outcome might be.*

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## **MAKE A NOTE**

**BINGO – Wednesdays at 6.30 p.m. in the Clubhouse.**

**NOVEMBER 30<sup>th</sup> , DECORATE THE TREE, POOL AREA and ENTRANCE. Come to help us please! 9 a.m. onwards.**

**DECEMBER 8<sup>th</sup>, at 3 p.m. CHRISTMAS PARTY AT THE POOL. Sign up on the Notice Board, free to owners,\$5 charge for visitors. Not a meal but snacks and sweets. Bring your beverages.**

**JANUARY 11<sup>th</sup> 2020 Meet and Greet at Clubhouse at 1 p.m.**

**HAPPY HOLIDAYS EVERYONE ! Drive Safely.**

*Board of Directors.*