



May 2020

Hello everyone,

First, and most important, we do hope this Newsletter finds all of our community and their families free of the Corona virus and safe at home. Many of our snowbirds had to leave us earlier than usual, and we missed their presence.

We don't know what situations or demands will face us once current restrictions have been lifted, but we will do our best to comply with whatever recommendations are made. Some changes may well require community input.

Not necessarily in chronological order, the February Annual Meeting went as follows:

The Asbury Methodist Church had a higher than usual attendance (60) and we thank all owners who attended. All Directors were present.

Director Claire Phillips confirmed to President Marlene Winchester that the Notice and Documents for the meeting had been mailed before the required deadline date.

The 2020 Budget was approved and passed by the Board as presented. Ron Chesser, for the Nominations Committee, confirmed that there would be a sufficient number of combined Attendee and Proxy votes to constitute a quorum.

The introduction of the four candidates up for election or re-election was made, i.e., Gary Lavallie, Jill Lavelle, Ron Jazwa and Todd Valera, each of whom gave a brief outline of their work history and previous Board experience.

Director Frank Ferreri introduced the Guest Speaker, Christian Isaly of Lincoln Investments, who had been instrumental in helping the Association get a much improved yield on funds previously held in its Roofing Account. Mr. Isaly outlined the expected and improved growth of our deposit, and also answered questions from the audience.

Ron Chesser returned to report that all officers had officially been voted back into office.

President Marlene Winchester asked for acceptance for the Annual Minutes of February 11th, 2019. - *Unanimously agreed by the Board.*

Marlene said that a 33% price increase for our Waste Management plus a big increase in our Insurance had contributed to this year's HOA Fee increase. Also we have to make provision for the as yet unknown increase which will occur when reroofing recommences. Fortunately, 2019 had been a good year for us in that no major expenses had resulted from Hurricanes.

In the interim, our insurance for the Pool has received a hefty increase to \$8,000 p.a.

25 units changed hands in 2019. Owners are reminded to stop their auto payments well before closing. New owners are strongly encouraged to go on to auto pay for their HOA Fee, which saves them a lot of time and hassle.

Concerns from Marlene and also voiced by other Directors during their reports are:

Solicitations by vendors and tradesmen: Please be very cautious as many of them are not licensed or insured, and **you, the owner, will be held responsible for any damage or injury claim which might occur.** Ask to see a copy of their license *and* insurance and READ them to ensure that they are in that company's name.

Some solicitors will claim that they have been authorized to solicit by the Briar Patch Board, which is NOT something that we do.

An owner asked how we determined the hiring of vendors: *(The bid is placed on the internet and the top three are contacted, the Board determining which best suits our needs.)*

Another owner asked how Work Requests are processed: *(Marlene takes them out of the blue box, date stamps them and places them in the appropriate Director's envelope.)*

Marlene reported that this year our 55 plus certificate needed to be re-registered. This has since been completed and registered by Marlene, who wishes to say how helpful Jillian Lavelle is in obtaining all the necessary information from our new owners.

OTHER BUSINESS

Currently there are two vacancies on the Board and by the end of the year there will certainly be three. However, at the time of this writing there are no apparent volunteers to replace any Board members at all. We hope every one, especially our newer, younger owners realize that the work carried by the Briar Patch Board is what keeps its current HOA Fee as enviably low as it is, compared to other HOA's.

There might be a partial remedy in that some of the workload, such as updating our address and email lists as owners come and go, could well be done by **non Board members**. These lists already exist on computer, ready for updating as changes occur.

The creation of an entirely different Newsletter might also appeal to a non-Board volunteer, who would receive basic information from the Board and could combine other community activities or local events at will.

We hope to see some clubhouse activities reappearing soon. The Board has and always will support community activities.

Sadly, as most of you are aware, the Board, on the recommendation of the Association's attorney, had no option but to close the pool due to the Coronavirus situation, especially since the majority of our owners are in the most vulnerable group. Not to do so could have exposed the Association to the possibility of a lawsuit in the event that a pool visitor became affected and sued us. The subsequent costs would have financially ruined the Association and caused the dissolution of the Briar Patch HOA as we know it. This to appease the 25% of our owners who make use of the pool's facilities.

Our Attorney did also consult with other attorneys before he issued his warning and the Board voted (one abstention, one member absent) that we had no option but to protect this 55+ Community by closing the pool until our local authorities decree otherwise.

Like everyone else, we **all** hope the pool can reopen very shortly and that our lives will be restored to some normalcy. Meanwhile, ***please do be careful and stay safe everyone!***

Board of Directors

Speeding is still an issue within the community and our owners are just as culpable as visitors and trades people. Please, please adhere to our 15 mph speed limit!

Director Frank Ferreri, reported that Duna Painting, will be painting Bldg. nos. 7, 8, 9, 10, 11 and 12 during 2020. Also, Bldgs. 1, 2, 3, 4 and 27 will be power washed.

Frank also reported that the procedure for reporting **leaking roofs** has been changed, which please refer to on **Page 12 of the enclosed 2020 Homeowners' Directory**.

PUBLIC PARTICIPATION

A complaint was made that the Recycling was not being collected, which is not the case.

Thursday's Recycling and sometimes Trash is frequently collected very early in the morning, so needs to be put out the night before. See new Directory, inside back cover.

While on that subject, often trash gets scattered in the street, whether by animals, birds or wind gusts. PLEASE wrap and tie ALL your trash, especially personal items, securely before putting it in your trash bin to prevent it being scattered in the street.

Many complaints were made regarding trees, whether too tall, with fungus, needing trimming – Whatever the complaint or problem, ALL TREES OVER 10FT TALL ARE THE RESPONSIBILITY OF THE OWNER UPON WHOSE LAND IT GROWS. IT IS **NOT AN ASSOCIATION RESPONSIBILITY.**

Leaves not being removed –Your HOA Fee includes BASIC LAWN CARE. *Not leaf removal or weeding or hand raking or additional bush or tree trimming.* Please refer to page 11 of your Directory to see what is covered by the lowest HOA fee around.

We urge all new and old owners to read their documents and the Directory to clearly understand them and what is covered.

Board Meetings

Although we had to cancel the May Board Meeting, we anticipate that the August 10th and remaining Board Meetings will take place. An earlier Board Meeting will be called if necessary.