



**Briar**

**Patch**

*Briar Patch Homeowners' Association, Inc. Website: [briarpatchnpr.com](http://briarpatchnpr.com)*

*6525 Thicket Trail, New Port Richey, FL 34653*

Dear Briar Patch Homeowners,

Attached are the Meeting Minutes as recorded during the August 9, 2021, HOA meeting. After the meeting, upon verifying with our legal counsel and CPA, we learned that some of the comments made by Directors proved to be incorrect, misleading, and/or false.

Specifically, Briar Patch is not subject to an audit as one director indicated; therefore, the HOA is not operating out-of-compliance as mentioned during the meeting.

Another topic that requires clarification is the mention of HOA accounting statements. The only financial document that has ever been published to the community is the document that is provided with the Annual Meeting Notification. This Board will continue to provide this financial document, annually. Again, at any time, a homeowner may request to review HOA records by scheduling an appointment with the Board as outlined in our HOA Bylaws under Finance (2010 Amend and Restated Bylaws).

Frank Ferreri,  
HOA President

## **BRIAR PATCH HOA BOARD MEETING**

### **MINUTES for AUGUST 9, 2021**

**START TIME: 6:00 P.M.**

**BOARD MEMBERS PRESENT: Jillian, Frank, Donna, Fred, Gwen**

**ALSO: Elizabeth Valera, Recording Meeting Minutes**

Frank starts the meeting calling it to Order. Pledge of allegiance @ 6:07 p.m. He comments on how long it's been since we have met in person. He asks if there are any new people. Greg and Iris of 6570 Thicket Trail raise their hands. Frank welcomed new owners and everyone to the meeting.

Frank discusses that over the past year board members have moved on and new board members have joined. He gives credit to current board members for hard work especially behind the scenes and saving lots of money in low HOA fees. Mentions Gary Lavallie and Ron Jazwa for long-standing hard work.

Before reports from directors, Frank mentions our clubhouse needed a facelift. While it was shut down due to Covid19, Jillian directed the over hauling of the aesthetics. Looks really good painting, new lighting, massive cleanout of clubhouse including updating and consolidating piles of files. Discusses missed HOA meetings due to Covid19. The Annual meeting was delayed until April and took place at a new location successfully, Calvary Chapel Worship Center.

Minutes: Annual Meeting. Gwen - Corrections to meeting minutes language as follows (page one):

Original: "By 2025, the account balance should reach \$700,000 to \$100,000."

Correction: "By the end of this year, the goal is for the account balance to reach \$700,000 and over time up to \$1,000,000. The projected start date for the next roofing project is 2025." Motion made and seconded. Accepted minutes as amended. Fred asked for amended minutes to be posted to website.

Reports:

Gwen Maloy discusses seniorsinservice.org and talks about the benefits of volunteering. One of our homeowners is now a volunteer. Jillian discusses one of the homeowners already benefiting from services. Website: Briar Patch Voice Mail receives a lot of frequently asked questions (FAQ) from Non-residents (realtors etc.). Gwen and Gary worked and posted answers to FAQs online in March. A drastic reduction, down to two calls in July. New directory insert: *Hello Neighbor* receiving positive feedback. Email verification: Response to email requests a success, also able to filter outdated addresses. Roof Certificates: Certificates scanned for each building, can be emailed or printed for insurance purposes.

Fred suggests that we implement a deed restriction document that owners sign at time of closing. Discussion moves to having Estoppel documents amended to include a statement that new owner has read deed restrictions, owner signs. Motion made and seconded. Vote is passed to amend estoppels to include new statement indicating that owner has read deed restrictions along with signature.

Frank Ferreri talks about the onsite vaccines here in February and March 2021 through the county and what a wonderful job they did. Gary and Mural Lavallie volunteered to schedule timeslots and delivered forms to eligible owners. Frank discusses our finances. Previously, we had quite a bit of funds in a low-interest account. We voted to move it to Lincoln Investments and the balance is now \$727,714. 91. Frank talks about how we have avoided assessments. He believes the roofing project will come off without a hitch. Questions were asked about roofing and painting. Painting every seven years on a rotating basis. Roofing last project in 2009. The hope is to begin in 2025. A homeowner mentions she understands roof replacement is every 12 years. Frank does not have knowledge of any documents stating that roofs are replaced that frequently.

Frank fields a few questions regarding the budget/expense statements. Frank has put together a draft budget. But it's not as precise as it could be because of inexperience, leadership transition, and unable to meet due to Covid19 restrictions, HOA Bylaws. The budget has been simplified. Last year, we had two very knowledgeable members of the board who handled most of the financial matters.

Fred wants to request a more detailed accounting statement. Mentions that by law we should be audited because account balances over \$500,000. Frank informs him that our C.P.A. takes care of that type of thing on our behalf. If preparation for audit, then CPA would handle.

Jillian mentions that there is a paper copy of legal check indicating we made a payment not included in the accounting. Discussions resume about a more detailed accounting (level 4) and post it on the website. Makes a motion to the board. Frank mentions CPA will be charging us more for a more detailed accounting. Frank is not able to speak for Gary about website posts. Fred and Jillian speak about having more accounting transparency. Frank will discuss more detailed accounting with CPA. It's agreed that we itemize more in future detailed report. Frank reminds everyone, at any time, owners may schedule appointments to view HOA records.

Jillian Lavallie discusses how much she enjoys meeting with new homeowners. This year, 15 properties have sold with four more sales in the making. This almost doubles home sales for last year. Property values are on the rise. Auto pay is helpful to everyone.

Donna Jensen discusses Clubhouse remodeling improvements. Shades are being trimmed and fitted and the painting will be touched up a bit more. We have purchased a new grill and thinking of having a meet and greet barbeque depending on how things go. She is trying to utilize the clubhouse as a catalyst for a sense of community, which is long overdue. She is going to start to post activities on website. The first activity is an Arts & Crafts sale scheduled Saturday, November 6th from 9:00-3:00 p.m. Original works presented by Briar Patch residents, sale is open to the community of New Port Richey, flyers have been passed out. Working on parking and pool safety for this event. Maximum number of vendors, rough estimate 15-20. Karen R. announces next planning meeting is this Saturday @ 10:00 a.m.

Fred Ausflug discusses the front of the property's island landscape completed. Big thank you to Jill, Connie, and Donna. Fred announced the HOA has contacted a power-washer company, \$50.00 driveway and sidewalk. If we get more owners to do it, cost may decrease. Lawn Care: Contractor requests palms be trimmed because interfering with his lawncare duties. A cost of \$20.00 dollars per trunk, owners pay. Speeding Traffic: Previous concerns about speed and traffic on Big Loop. The city conducted a speed survey, average speed of traffic 18 mph. The speed limit here is 15 mph, so speed bumps not warranted. Called director of public works about our speed. They have a laser gun that measures speed. He emailed the chief about our speed issues. The city has not responded.

Rust Problem: Fred reported on rust stains and maintenance of irrigation and "Rid O Rust" system. Pumps are far past life expectancy. Maintenance includes \$5,000 to replace one pump and \$525 to replace a control box. Haney will install new box. Recommends HOA pays for periodic water testing every three months. Two options to treat rust stains 1) Use a system to treat the stains by power washing, primer then painting 2) Rid O Rust system people offer cheaper solution but leaves a white residue. After much discussion regarding rust problems, Frank will give the local painter's contact info to Fred to call him to discuss further. Motion made and seconded for periodic water testing, vote approved. Motion made and seconded for pump funding, vote approved. Sprinkler heads, ongoing problem, owners and guests drive and park on sprinkler heads, costly to HOA.

New business: Jillian mentions that we need a second person's name on HOA bank accounts, co-signing on checks and financial documents in addition to Frank. Also, in case something happens to Frank.

Frank agrees, but HOA bills are paid by Bill Pay, so signatures aren't required for checks. The only reason there is not a better system in place is due to sudden changes in board members and Covid19 restrictions, so the board has not met.

Gwen volunteered to be the second person on HOA bank accounts. She is already authorized to access BB&T web vault. Fred suggests co-signing on checks over \$500, but Gwen suggested over \$1000. Routine, recurring charges do not require co-signing regardless of amount. Motion made and seconded for co-authorization of payments for non-routine purchases over \$1000.

**Note: Minutes taker had to depart meeting at 7:37 p.m. End of Minutes.**