



**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,

Thanks to everyone for attending the November HOA meeting! Our hope is that the meeting was beneficial to you.

We would like to Welcome all of our new homeowners to Briar Patch! This is a great community where you will meet friendly neighbors.

It's also time to Welcome our snowbirds back down south! We have missed you.

Attached are the Meeting Minutes as recorded during the November 8, 2021, HOA meeting.

Frank Ferreri,  
HOA President

## **BRIAR PATCH HOA MEETING**

### **Board of Directors Meeting**

**November 8, 2021 @ 1:00 p.m.**

**Briar Patch Clubhouse, 6525 Thicket Trail, New Port Richey, Florida 34653**

**Elizabeth Valera, Recording Meeting Minutes**

#### **Meeting Start Time: 1:00 pm**

Frank called meeting to order / Pledge of Allegiance

Motion made and seconded to accept the Minutes from the August 9, 2021 meeting. Vote passed.

#### **Welcome New Homeowners:**

Frank welcomed Susan (resides on Thicket Trail) and also Enrique & Ke Ke (reside on Remus Drive)

#### **Board Members Present:**

Frank Ferreri-President/Treasurer, Gwen Maloy-Director Business Administration, Donna Jenson-Director Clubhouse, Fred Ausflug-Director of Roads & Grounds, Ron Jazwa-VP & Director of Buildings, Jillian Lavelle-Director at Large & Welcome New Owners, Gary Lavallie-Director Pool and HOA Website.

#### **Officer Reports:**

##### **Frank:**

**Events:** Arts & Craft sales was successful last Saturday, lots of talent right here in the community. The Rummage sale was a success the weekend before. Owners posted their Garage Sale permits as required by City Code. The city code allows two permits per year. Anything outside of that, it's up to the city's Code Enforcement to address. A special thanks to everyone who sponsored these events. It's good to see our owners starting to bring ideas and sponsor events for the community.

**New HOA Business Meeting Format:** Meetings will be timed. After business is completed, the board will take questions from the audience with a time limit of three minutes each person.

**The Lincoln Investment Account:** The reserve balance is now \$735,425.00. The hope is that the money will go to roofing projects. That way, we will be able to avoid special assessments. So far, we have not had to assess any special assessments here.

**2022 Elections:** At the February 14, 2022 Annual Meeting, we will have four (4) Director positions open for election or re-election. Frank asked Gary if he wanted to continue volunteering as Nominating Committee Chair and Gary accepted.

**Budget Meeting:** The board scheduled a budget meeting for Tuesday, December 7<sup>th</sup> at 10:00am at the clubhouse to prepare for the 2022 Annual Meeting. Signage will be posted. Gwen created a Budget Draft handout, added line items back into the budget for Rid-O-Rust Maintenance and Roads & Grounds (i.e. storm cleanup). Frank asked Jillian to consider adding a line item for a Welcome gift as the HOA did at one time. Frank asked directors to estimate next year's budget for their position.

**Gwen:** The annual BB&T/Truist spreadsheet has been reconciled and submitted via web vault to confirm our homeowners' payment methods. In the next few weeks, homeowners will receive letters confirming the continuation of HOA Fee billing in 2022.

**HOA Communications:** Currently, the HOA distributes the Meeting Minutes via email blasts and hand-deliver printed copies to owners who do not have an email address on file. In 2022, we will continue the email blast and hand-delivery. However, starting with the May Meeting Minutes, printed copies will be hand-delivered **by owner requests only** and additional copies will be available at the clubhouse for pickup. Reminder will be sent out with the February Annual Meeting information.

## **Officer Reports (continued):**

**HOA Communications – Other News:** As owners begin to sponsor/host community-wide events, the HOA will send email blasts for the organizers, upon request. Send requests to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com) and attach the event flyer. The organizers will be responsible for other notifications (i.e., clubhouse board, door-to-door).

**Fred:** Working on removing rust from the buildings. It is a difficult task. The Rid-O-Rust water testing indicated we needed more solution in the system which he adjusted. We have had success in getting systems balanced.  
**Parking on Grass:** This is still an issue and causes damage to sprinkler heads. Fred is considering placing a small note on the windshields to remind drivers.

**Ron:** Planning to paint buildings 20 and 21 but struggling to acquire paint. Repairs are required in advance of painting. Getting caught up on other building repairs, but the contractor only comes for several jobs at a time. Material costs are increasing and we must travel further to buy supplies. Jillian believes that homeowner insurance cost is increasing because of older roofs and roofs should be replaced three years earlier. Ron disagrees that this would be cost-effective. All roofing questions should come to him.

**Donna:** Planning to ask for volunteers to help decorate for the Christmas holidays, sometime after Thanksgiving holidays. She will send out flyers. Jill and Donna went to Robert's Christmas Wonderland in Clearwater to purchase decorations. Donna will be looking at community-wide interest in holding bingo year-round and card games.

**Gary:** He thanked Ron for covering the pool during the months he is away. The pool heater is kept at 86F. If the weather temperature will not rise above 70F, the pool will be closed. Also closed if the weather is bad. The pool will need costly repairs down the road.

**Jillian:** This year, she has met with about 20 new homeowners and a couple of more in the works. The HOA is completely out of pool keys now, so unable to provide keys to new owners. Frank said ideally the sellers should pass the pool keys to the buyers, but that doesn't always happen. Ron will check further on purchasing pool keys. Arrow is our key people.

Frank opened the floor to questions/comments from the audience.

Meeting Adjourned 1:56pm