



Briar

Patch

Briar Patch Homeowners' Association, Inc. Website: briarpatchnpr.com

6525 Thicket Trail, New Port Richey, FL 34653

Dear Briar Patch Homeowners,

Thanks to everyone for attending the November 2022 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.

We also Welcome our snowbirds back down south! We have missed you.

Attached are the Meeting Minutes as recorded during the November 17, 2022, HOA meeting.

Frank Ferreri,
HOA President

BRIAR PATCH HOA
BOARD OF DIRECTORS MEETING
November 17, 2022 @ 6:00 p.m.
Briar Patch Clubhouse, 6525 Thicket Trail, New Port Richey, Florida 34653
Aphrodite Gianoutsos, Recording Meeting Minutes

Frank called the meeting to order. Everyone stood for the Pledge of Allegiance.

Officers present: Frank Ferreri, President; Gwen Maloy, Administration; Fred Ausflug, Grounds; Jillian Lavelle, At-Large; Gary Lavallie, Pool; Kevin Risner, Director of Buildings & Architecture. Absent: Donna Jensen, Clubhouse.

Frank welcomed new homeowners to Briar Patch.

Guests were introduced:

John Renke, Association attorney; Andrew La Forge and Christian Isaly from Lincoln Investment

Frank started the meeting with a few housekeeping items:

Recommendation to fill the vacancy of board member Ron Jazwa, Director of Buildings & Architecture. Ron has moved away. Fred moved to accept Kevin Risner in Ron's place; Jillian seconded. Motion passed.

The fee for Estoppel Certificates was brought forth. This fee is commonly collected during closings on behalf of homeowner associations. Jillian moved to charge \$200 per Certificate; Fred seconded. Motion passed.

Frank called for the formation of a Nomination Committee for the 2023 Election. The Annual Meeting will be held in February. Three Board member positions will be up for election or re-election on the 2023 Election ballot. Fred moved to appoint Gary and Jillian. Jillian seconded. Motion passed.

Lincoln Investment:

Christian Isaly / Lincoln Investment provided a brief overview of financial offerings available, before turning the presentation over to Andrew La Forge. Andrew suggested that a small portion of our money market account (current balance just over \$800,000) be placed into a new account offering more interest. Much discussion ensued. Fred moved to table the matter until early next year; Kevin seconded. Motion passed.

Directors' Reports

Donna (per Gwen): Save the date for Holiday Decorations on 11/26/22. Meet at the Clubhouse at 9:00 a.m. Coffee and light pastries will be provided. Decorations from last year will be used. Also, Save the date for the Clubhouse Holiday Party on 12/10/22, 11:30 a.m. to 2:30 p.m. RSVP to Donna by Monday, 12/5/22. A sign-up sheet will be placed at the Clubhouse and an e-mail blast sent.

Bingo is going well with the change to Thursday nights.

Jillian: Several properties have changed hands. A Meet and Greet meeting for new owners will be set for some time in January.

Fred: Any major water leaks should be directed to Fred. Trash cans should be placed at the end of everyone's driveways on the night before trash pick-up. Parking on the grass has decreased. Parking should be restricted only to the designated areas or on the street. Some homeowners complained about how quickly parking stickers are placed on cars. There are empty spaces at clubhouse, but stickers placed on cars. Fred said everyone should park on the street instead of those spaces. Sandbags need to be placed out of sight. Diseased trees will be taken down.

Mailbox replacement issue: Fred said the mailboxes throughout the community must be replaced with one centralized mailbox location. He has met with the post office over the past several months. Fred introduced Vince, a Supervisor of NPR Post Office. Vince said that the new mailboxes would have to be placed in a central location, recommended outside the Clubhouse. Much discussion took place. Some homeowners voiced strong opposition to making such a change. Our attorney, John Renke, was present and disputed that claim. According to research done by his office, the Briar Patch mailbox clusters do not have to be centralized at one location. John Renke will investigate further and get back to us.

Gwen: Currently, in the process of updating the Bank spreadsheet that confirms homeowner HOA payment methods. Next month, homeowners will receive the annual letter from the bank that confirms the bank will continue to bill you via Autopay or Coupon books in 2023.

The Annual Meeting notification packet will be mailed out in January. The proxy vote ballot is included in this mailing. If you're interested in running for election, please send a brief Bio to the Briar Patch email address. That way, your name/info will appear in the January mailing on the 2023 proxy ballot.

Directory: Any changes to names or phone numbers need to be submitted by February 1.

HOA Communications: Minutes and Newsletters are sent via E-mail blast and printed copies are placed at the Clubhouse. Those who need hand-delivery, please let us know and we will add your name to the list.

Gary: The pool project was delayed because much damage was discovered after the pool was emptied. The original cost was \$17,000 for repairs; however, the final cost was \$37,000. Additional monies for this project came from the total budget. No assessment was necessary.

Kevin: Upon walking around the community, some garage doors were found to be damaged. Notices will go out to those homeowners. Turn in a Work Request Form for any outside repairs. We are in search of a new handyman to take care of covered damages to outside of units.

Jillian moved to adjourn the meeting; Gwen seconded. Meeting was adjourned at 7:40 p.m.

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