



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

**Briar Patch HOA Board of Directors Meeting
May 22, 2023 6pm Minutes of the Meeting**

Board Members Present:

Jillian Lavelle, President, Fred Ausflug V/P Dir. of Grounds & Landscaping,
Marie Lawrence Secretary/Dir. of Administration, Greg Davis Dir. of Buildings & Architecture
Diolinda Gonzalez Dir. of Clubhouse, Karen Ryan Dir. at Large

Board Member Absent:

Henry Perri Treasurer

Jillian Lavelle called meeting to order at 6 pm.

All stood for the Pledge of Allegiance

Jillian Lavelle asked that the board officially make Karen Ryan Dir. at Large on our Board. Fred Ausflug made the motion and Greg Davis 2nd it. All board members in favor. None opposed. Motion carried.

Jillian acknowledged how hard working everyone has been and very professional in what we have been trying to achieve up here. And, wanted to thank the board for doing that.

Jillian asked for a show of hands from the board members that have actually completed the HOA certification course that the State of Florida requires. All board members replied.

Jillian wanted to reiterate that we will be running the board with Roberts Rules of Order. Members are here to observe our meeting and then there is a point where we will be asking you to go ahead and share your ideas and concepts to the board. Let us conduct our meeting and then we will ask you to participate at that point.

Jillian moved to accept the minutes from our last meeting. Fred Ausflug motioned it and Linda Gonzalez 2nd it. All board members in favor. None opposed. Motion carried.

Officer Reports:

Marie Lawrence gave report for Henry Perri /Treasurer as follows:

Prior to our first meeting with the new board, the Finance Committee has convened a few times to discuss and revise a new budget in order to have a clear understanding of where we are financially; because the budget we have now is before our time and a lot of different things have happened since then.

In an effort to be transparent, all the members on the committee analyzed their areas of responsibility so we could come up with a meaningful and solid budget that reflected closer to our actual costs to manage Briar Patch Community. This gave us the ability to work forward from there and address long term needs for our buildings and roofs. The budget we have devised now will not only help us plan better for our future, but it will give us a better understanding of where we are at financially.

Marie Lawrence Secretary/Dir. of Administration report is as follows:

Jill Lavelle and I have been working on our accounts receivable. We have a few members that use coupons or bill pay and are in arrears with their HOA payments. It is crucial that payments are made in a timely manner. We all have a responsibility to do our part to make this community a place that we are all proud of. Having the income come in from all of the members, makes this possible.

Fred Ausflug asked how many members were in arrears. Marie Lawrence said now there is only a few. Fred wanted to know how many were behind altogether. Marie said maybe six not many. There are 36 members either on bill pay or coupons. Jill mentioned that there are 194 homes in Briar Patch.

Jill Lavelle moved to accept the Treasurer's report. All board members in favor. None opposed. Motion carried.

Greg Davis Dir of Buildings and Architecture report is as follows:

The B&A committee met to form a roofing committee. The members present were Kevin Risner and myself. Don Thompson of Remus Road was excused due to a physician appointment.

Don recommended we get a roofing consultant to assist with our planning. We have received 6 roofing quotes from regional roofing companies, 2 of which are roofing consultants. The information was given to board members for their review, in terms of their cost estimates and their qualifications and certifications.

I have been receiving multiple requests from homeowners looking for GAF warranty and roof permit numbers. I have posted a list of roofing permits and GAF warranties at the clubhouse, BPHOA website and newsletter homeowners review, when needed. Please note: HOMEOWNERS ARE NOT AUTHORIZED to open a claim with GAF. We plan to start the re-roofing process this year. We will start with buildings that have been problematic and re-roofed in 2009. Start date TBD. We also must make a choice of roofing company and that is To Be Determined also. ARRY'S is leading the competition.

We began repair work on homes completing 10 repair jobs and have at least 10 more repair jobs waiting. We used DLS Construction and are reviewing their work. We have another contractor, Handyman Home Solutions Matt Dillon, who was interested in serving our needs. He has completed 2 repairs with good results, we await his estimate for the next set of repairs.

We continue with the planned painting schedule with several more buildings to go. We also plan to paint the Clubhouse fence this year. Homeowners with new garage doors have had them painted and we have a couple more to do. I plan to review the painting and powerwash schedules to be sure they are properly synchronized.

That concludes my report.

Now I want to put a motion on the table to begin the roofing project this year during the second and third quarter to include five buildings TBD with the projected cost of \$ 320,000. Motion 2nd by Fred Ausflug

Greg Davis corrected the time to third & fourth quarter. Fred mentioned that this has to be approved by the Finance Committee for that amount of money to be spent for a final decision.

All board members in favor of motion. None opposed. Motion carried.

Diolinda Gonzalez Dir. of Clubhouse report is as follows:

Every Tuesday has been game night, with different games like Karaoke and Wine Tasting, cards and dominoes. We have been getting a turnout. Wine Tasting has brought lots of people and everybody wants that one back. Its not only me, people are helping me to do this and I want to thank them. Kate, Victor, Greg & Iris. Hopefully, in the future, we will have different things done here. So just little baby steps at this time. As we grow to know each other hopefully we can get other things. We have Hello Summer and Memorial Day activity coming up on Mon. May 29th. Its going to start at 11. We are going to have music, hot dogs, hamburgers. Some refreshments. Please bring your own food and beverages that you would prefer.

Also, we are coming to our last 2 Zumba classes on Thursday at 1 and we are planning to resume them in October or November for the Zumba classes or the Silver Sneakers. It depends on the instructor. The retirement planning has been cancelled due to low participation so we are going to see if we can start that one back up in October. The talent show has also been cancelled due to low participation and we will try to reschedule that. Once everybody is back in the community. We also plan to have a pool party on September 3rd at 11 similar to the Hello Summer pool party.

Just one housekeeping item that I have to put out there. We do have a cleaning company that comes in once a week, but we need to be helping out in our stay here when we use the pool, bathrooms & the clubhouse, we need to pick up after ourselves.

We are looking for more exciting times. Lets see what the future brings.

Fred Ausflug V/P Dir. of Grounds and Landscaping report is as follows:

Some questions have been presented about dogs in our community and it is a very sensitive subject. According to our By Laws, no dogs or visiting dogs can be kept on any portion of a lot or even the common areas. New Florida laws have required us to accept EAS dogs in our community, however they have to be kept inside. The owner can take them out on a leash to do their business on their own property. Each dog owner must pick up the feces and dispose of the feces in a sanitary manner. Email me if you see anyone walking their dogs and doing their business and video it. We have to put a nip in this.

A lot of people are contacting me about trees. Trees are the homeowner's responsibility. It's your cost and your responsibility unless it's in a common area. If you need a tree down please contact me first. We have a company that is right down the street that gives outstanding prices, does a good job and he is in and out.

Email me at briarpatchinfo@yahoo.com.

Irrigation is a problem. We are constantly fixing the aging system. Right now we have wiring problems. When the irrigation system was first put in, it was done with copper wiring. It deteriorated to a point that it doesn't work anymore. So, if you see wires laying on your lawn, don't worry about it. It might even go across your driveway because right now we are in the process of rewiring everything. And it has to be done with stainless wiring. It's expensive. It's non-corrosive and it will last forever. So, if your irrigation is off, please be aware we know about it. If you ever see a gusher call or email me immediately. When you have visitors, please talk to them about staying off the grass. It really helps, that is a 150.00 price tag to replace the heads. We had to replace 5 or 6 a week at one point. Now we replace about one a month. Please make sure you fill out work orders for anything you need done.

Karen Ryan Dir. at Large report is as follows:

We have developed a pool committee with not just myself and Fred. We have 4 volunteers who are helping with the daily chores, which is incredibly helpful so we are not all spending a lot of time working on the pool every single day. It seems to be working so far. Pool Medic seems to provide really good service for us in maintenance and cleaning. Fred contacts Pool Medic directly with any issues. You can always reach out to me, my email is always in the newsletter. We got a report that the sleeve on the pool handle was torn and Fred

immediately got a new one and replaced it properly. He is also adding 4 ounces of a substance called Liquid Pool Cover once a week. In the winter that helps maintain the temperature not needing a cumbersome pool cover on top of it which also requires a couple of people everyday, twice a day. Seems to be working really well.

We also have two of our volunteers who help out on Tuesday, Thursday and Saturday are actually leaving for two months June and July. We are looking for volunteers to potentially help out on any or all of those dates. We very much appreciate all the comments and issues that have been brought to our attention. I really hope everyone continues to do that. We want everyone to enjoy the pool. We are not always out here all the time so we don't know if there is anything going wrong. So please contact me and I will pass it on to either Fred or someone on the pool committee.

Jillian Lavelle wanted to mention that she still does the welcoming of the new neighbors and orientation for them. It is always a pleasure to do. We have new neighbors coming in. Two of those are already pending. We are going to get some new neighbors coming in before the end of this month. That is always an exciting thing too and I look forward to welcoming those.

When all of the board members took our classes, we became aware that having an HOA attorney was very critical. We have been vetting new attorneys. I would like to officially make the motion of Meirose & Lubliner to be our new HOA attorneys. They are the right fit for this time. Fred Ausflug 2nd the motion. All board members in favor. None opposed. Motion carried.

Comment time:

Kevin said his wife and others have skin issues because of the addition of the Liquid Pool Cover. He asked the board to stop using the addition to the pool water in the summertime. He believes that it is more of a winter addition used to maintain heat. Fred says he talked to Pool Medic about this issue. They said that we only use 4 ounces in 18,000 gallons of water. The addition is also for evaporation. It is for summer as well. This issue is probably the salt water. Pool Medic has never had any complaints. It is biodegradable and nontoxic. They double checked with the manufacturer. They said the same thing.

Kathleen Bauer said that rashes just started this year because of these new chemicals used.

Kevin asked again for the board to stop using the chemical in the summer when the water is hot.

Other members asked questions about repairs they have been waiting for.

Also, about the parking on Cabbage Ln. Jillian said it is for visitors only. There seem to be the same cars there every day. Fred said our only recourse is to have them towed at the owner's expense. Fred does not really want to do that because it causes hardship for some people and bad blood.

Another member complained about someone at the pool with kids letting them dive into the pool.

Jill said if you have a date and time, we can pull it up on a computer and we can see what happened and who it was so we can address it.

Fred said we all have a right to enforce the rules. Marie said we not only have a right, but a responsibility to speak up to these people that are going against the rules. When you see something, say something.

Another member brought up the fact that sprinkler heads are not the only problem we have to be aware of when they get damaged, we also have French drains that cost a lot more to fix.

Jillian Lavelle asked if we could adjourn the meeting. Karen motioned to adjourn and Linda 2nd it.

Meeting adjourned 7:01pm

Marie Lawrence
Secretary/Dir. of Administration

