

Briar Patch Homeowners Association

2023 Minutes of the Annual Meeting

February 13, 2023 1:00 pm Calvary Chapel Worship Center 6825 Trouble Creek Road.

Recorder: Kathleen Bauer, HOA Member

HOA Board

In attendance: Frank Ferreri, President, Gary Lavallie, Director of Pool; Fred Ausflug, Director of Roads and Grounds, Kevin Risner, Director of Buildings; Gwen Maloy; Director of Administration, Jillian Lavelle, Director at Large.

Not in Attendance: Donna Jensen, Director of Clubhouse

Frank F. called meeting to order at 1:10 p.m.

Pledge of Allegiance

President called for Nomination Committee: Craig Russell confirmed Proof of Notice of Meeting; documents were mailed before the required deadline.

Presentation of 2023 budget was approved by the members by proxy and ballot and passed by the Board as presented.

Gary Lavallie reported Certification of votes and proxies submitted constitutes quorum.

President makes Motion to dispose of Minutes of 2022 Annual Meeting; motion accepted.

Jillian Lavelle and Gary Lavallie reported we had more community members wanting to participate for the 3 Board positions to be voted on today.

The following nominees introduced themselves and provided a brief overview of their experiences and background for serving on the HOA Board:

Gregory S. Davis, Marie Lawrence, Henry Perri and Karen Ryan

Frank F. advised this would be his last year serving on board and wanted to thank prior board members Marlene Winchester, Claire Phillips, Ron Jazwa and current member Gwen Maloy for all their assistance over the prior years. Also a shout out to Donna Jensen, Clubhouse director for our Holiday/Christmas party, Karen Adams for the successful Toys for Tots Campaign and Connie Ausflug for the wonderful Briar Patch Newsletter.

Reports

Fred Ausflug, Director of Roads and Grounds advised he would not be providing a report at this meeting;

Jillian, Director at Large, Welcomes new community members, 15 properties changed hands this year.

Jillian reported on behalf of Donna Jensen and the clubhouse report, a big thank you for members of the community who came out to put up Christmas decorations and then in the cold to assist with taking them down and putting away. Bingo has been put on hold due to lack of attendance, and she hopes other residents of the community will come out to suggest and create fun and social activities for the community.

Gary Lavallie, Director of Pools, and also handles website which details all the important information for the community, and new residents. Gary discussed that the pool is in great shape now following the repairs, many community members enjoying the pool facilities and wanted to remind everyone pool is opened when it is 70 degrees.

Gwen Maloy, Director Administration, advised her term is up and wanted to thank community and advised she felt it was a privilege to serve. She commented on the next mailing which will include the updated directory, and today's minutes, and after today's meeting each new directors area of responsibility will be included on the cover of the directory, also the meeting times and dates will be included.

Kevin Risner was appointed to take over Ron Jazwa's area and the board wants to thank him for stepping up and helping out the community in the area of buildings. Kevin discussed the need of the community to hire a handyman who has been vetted, and has all the necessary referrals, licenses, etc. Kevin believes he has found that individual. He mentioned a search of the buildings needs to be done with respect to repairs. He mentioned the costs for such repairs will be expensive as prices for materials and labor have gone up. Currently painting is proceeding of 6 buildings happening this year (32 units). Roofing contractors have been here to identify why we have some buildings with issues and leaks. Buildings 1-6 (oldest roofs from 2009) and clubhouse. Kevin has obtained quotes on repairs and corrections, and approximately \$40-45K cost per building for roofing repairs. Also Kevin has put out a notice on gutters for homeowners to keep gutters cleared to prevent additional damage to buildings. The company Kevin has information on with respect to repairs to the buildings can also assist with cleaning of gutters. Frank discussed the GAF 20 year warranty for the roofs.

Frank F. introduced the guest speaker, Debbie Manns, NP Richey City Manager to address the continuing improvements to the downtown area with new restaurants and purchase of property to include retail and condominiums in the downtown area, she also advised the cleanup of the US 19 area, with the destruction of the Magnusson hotel and additional purchase property on Grand and Marine Parkway where a new fire station is to be built across from Leaning Tower of Pizza as well as a pathway to the downtown area for pedestrians. She confirmed the continuing development of the RR Square area for active space walkways for kiosks, farmers markets; areas for children, etc. The city is continuing additional re-investment for US 19 area with purchase of SunTrust Building with a proposal for an addition of high rise apartments and a marina near restaurant Catches.

Questions from the board and the audience to Debbie included whether a traffic study will be addressed on these areas of growth and what is the City tax rate. Debbie spoke out that the Millage rate has been reduced, but property tax values have risen. Debbie advised an 18% growth in community, Another question was about Thy's Road and illegal dumping, Debbie mentioned Thys Road is considered unincorporated Pasco County and you can call Pasco County Ordinance Dept. on the illegal dumping. Finally Debbie spoke about the NPR Citizens academy program that is run by the city and which introduces a group of 25 to city government and functions. The next class will be held in the fall, if interested please register in the city newsletter.

Next Gary Lavallie reported on the 3 positions that were voted on today included the following:

Gregory S. Davis, 63 votes

Marie Lawrence, 68 votes

And both Henry Perri and Karen Ryan received tie votes of 53, at which time Karen Ryan spoke to the community and advised Henry had more experience and she yielded the board position to Henry Perri.

Frank Ferreri who was not running received 14 write ins.

Frank advised each Dept. head is allowed to have assistants, and the new board gets together within next 10 days to decide who handles what area.

Public Participation.

Private Parking areas were brought up by a resident who wanted to know if it was owned by the specific resident owned that space or if public parking. Resident doesn't want to enforce their parking private area. It was advised only visitor parking is up front on cabbage lane. Discussion took place whether that parking on cabbage lane is for visitors and there is an online request to advise visitors are going to be parking there. Then questions arose as to whether it can be used as public/owner parking. It was understood that the cabbage lane parking was strictly for visitors only. If have an issue with your private parking pad to call Fred and he will advocate on your behalf. This discussion on public vs. visitor parking will be an agenda item to be discussed at the next meeting with the board.

A resident spoke to the new board to request that the focus of the board be the best interests of the community while following the deed restrictions and guidelines.

Some Homeowners brought up situation with the lawn and Fred addressed the issue of the fungus and the lawn maintenance. He advised homeowners own their lawn and if want to buy plugs or sod that it should not be sand based. Another resident brought up the fact there were no sprinklers in the back area and is not getting any water. Also mentioned that the maintenance crew keeps blowing the leaves into the AC units which is detrimental to the unit. More discussion took place that the irrigation system is not on currently since grass is dormant and this is normal. Other residents discussed the water sprinklers haven't been working for some time and some owners have replaced their lawns and still have bare spots. The homeowner should be able to water if they so choose. The board is to provide guidance and help and if something is wrong to advise the homeowner and they will fix it, but not to criticize and have the issue be of the board's opinion. Additional discussion took place on the trimming around manhole covers. A homeowner asked how much it cost to repair a sprinkler head and spoke about the flexible donut heads, and whether something can be done so as not to have to continually repair and replace. Fred advised it cost \$155 to replace one head. The donut heads were taken out years ago and why we need to keep people off the grass. The irrigation system was put in 30 years ago. Fred advised that TRI ES does not control grass cutting and only weed and pest control.

As time was running out for use of the auditorium and there were no more questions from residents. There was Motion to Adjourn, and the meeting adjourned @ 2:55 p.m.