



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
November 13, 2023 6pm Minutes of the Meeting**

Board Members Present:

Jillian Lavelle President, Henry Perri Treasurer, Fred Ausflug V/P Dir. of Grounds & Landscaping,
Marie Lawrence Secretary/Dir. of Administration, Greg Davis Dir. of Buildings & Architecture,

Board Members Absent:

Diolinda Gonzalez Dir. of Clubhouse
Karen Ryan Dir at Large

Jillian Lavelle called the meeting to order at 6pm.
All stood for the Pledge of Allegiance.

Officer Reports:

Jillian Lavelle/President

I am sensitive to the fact that this is a difficult meeting.
Since 2019 Operating Expenses have changed. Insurance went from 6,500 to 10,800 – 4,300 difference.
Lawn & Gardens went from 58,800 to 104,800 – 46,000 difference. Electricity/entrance went from 885 to
2,600 – 1,750 difference. That's a total difference of 52,050 difference. Instead of doing small hikes each year
to offset these costs, we have been taking the same amount of income and we have been putting it towards
the bills, the operating costs, as opposed to towards the reserves. We need to rebalance this and that is what
we are going to do tonight. We need to all pay our fair share of these expenses that have gone up.
Having said that it is now time for the treasurer's report.

Henry Perri/Treasurer

Thank you for coming to today's presentation to the membership and our official HOA meeting. As your
treasurer, it is my duty and responsibility to protect the assets of this association. The first thing we did was
prepare an accurate budget. This was accomplished by reviewing prior year expenditures, analyzing current
expenditures, most importantly obtaining outside help of contractors and specialists in our financial
protection. A budget was prepared starting at zero based on facts, not politics.
We have enough money for day-to-day expenses, where we are going to get into trouble has to do with the
reserve amount that's needed to fund future obligations.
I would like to make a recommendation to the board that we approve the budget that was presented on June
12, 2023. Henry moved that we accept the budget and Fred 2nd it. All in favor, none opposed. Motion carried.

Many hours of gathering and reviewing documents, meeting with vendors, and collaborative discussions among members allow us to provide you with an accurate and transparent presentation **based on facts**. The board fully understands that this is a very important issue for all the residents of Briar Patch. As your Treasurer and as a professional Accountant, it is my duty and responsibility to protect the assets of our association.

To ensure that process, we have reviewed our current financial position and prepared an accurate budget. This was accomplished by reviewing prior expenditures, analyzing current expenditures, and most importantly obtaining the outside help of contractors and specialists for our financial projections.

There appears to be a good deal of outside information floating around our community that is inaccurate and not based on fact. We have complied with the State Rules and Regulations in all areas. We have discussed our responsibilities with our Attorney and are following his advice. The information presented by me is based on facts as presented to the Committee. **Not of politics**.

We have various items that are expensive. Our roofs are one of the items that the association is responsible for. As time goes on, they get more and more expensive. Greg met with various roofers to get quotes and bids. Part of the problem that we encountered is that when the roofers gave us a quote, they were only good for 30 days. Everybody is affected by inflation.

We have a number of units leaking with interior damage to the resident's home. The estimate to do 6 buildings was 375,000 dollars. We had to pay the roofers 167,000 dollars down. That left a balance of 208,000 dollars once the project was completed. When we started out, our reserve balance was 728,951 leaving us with 529,051. Providing costs don't go up, the total price of the rest of buildings that were done in 2009 is going to be 910,000 dollars minus 529,051. We are short 389,049 dollars based on these figures. That's where we have our problem. If we were to delay this, it would add approximately 48,000 dollars to the total cost of what we are doing. That 48,000 dollars is a year's deposit into our reserve account. Just like taking money and putting in the garbage can. There is no way we can circumvent the repairs to the buildings that have to be made. Our reserve balance on April 30, was 806,733. The estimated roofing cost balance would be 1,228,267. That's what we have to come up with. Our HOA fee structure is not adequate. It never took into account the cost of living. We also had rapid inflation. No adjustments were made for these.

Our Briar Patch HOA Fee Assessment from 2011 to 2019 was 120.00. We have a 13-year period where the HOA fee was only raised once. And that was 20.00 a month. If you were working for an employer and you were getting an annual salary of X and that didn't change for 13 years, what the hell would you have done. You would have looked for a different job!! When you go to the store, you are paying more for gas, for eggs, more for bread. Wouldn't you think that this would apply to this organization also? It's kind of like a form of negligence in my perspective. If 4% would have been applied to the HOA schedule, it would have increased over time to 228.00 a month by the year 2025. We wouldn't even be having this conversation. That's the point I want to make.

What are we going to do going forward. We are going to work diligently to put together a mechanism in the HOA fee structure to make sure this doesn't happen again. There has to be a cost-of-living increase.

There has to be an inflationary increase. I'm not saying we have to do this every year, but we have to make adjustments once we have a chance to analyze it. This should be incorporated into our bylaws, so people understand it. People want to know where they are going to stand with the HOA fees.

It was a unanimous consensus that we increase the HOA fee to 75.00 beginning Jan. 1st 2024.

Fred motioned that we increase the HOA fees by 75.00 beginning Jan 1st 2024. Greg 2nd it. All in Favor. None opposed. Motion carried.

Marie Lawrence/Secretary Dir of Administration:

For those of you who don't know me, my name is Marie Lawrence and I'm the Secretary responsible for all the minutes of each meeting. Our last HOA board meeting was on August 14, 2023 minutes were sent out in an email blast, copies were hand delivered to those who requested and around 20 copies were placed on the counter top in the clubhouse.

In addition to that I also put them on our website. Anyone that has not read them, please go to our website and you will find them there.

Having said that, I ask for a motion for the minutes of our last HOA board meeting to be accepted. 2nd by Fred. All board members in favor. None opposed. Motion carried.

Greg Davis/Dir. of Buildings and Architecture:

Maintenance: We have continued to attempt to catch up with repairs. We have run into a few pop up repairs, where the siding was gone, or 2 pieces turn into 8 pieces as the siding crumbles. On many jobs, when removing a damaged piece of siding, the surrounding siding breaks and needs replacement.

If you have an uncompleted work request in, please know it will get done. After ALL remaining repairs are done, they ALL will then get painted. The goal for the HOA is to be proactive and not reactive.

At this point we have not fully completed the list of repair requests that were waiting. At present time, we are still reacting. In the near future, we plan to inspect the buildings and initiate repairs as needed.

Please note, repair prioritization has been based on the degree of damage and will it cause structural damage or the length of time the request has been waiting.

We completed 15 repair requests with five that are pending.

The painting of buildings 15 & 16 completes building painting for this year. Duna has painted multiple repairs and will paint the clubhouse fence this year.

Roofing: Arry's Roofing replaced the roofs on six buildings (bldg.. 1,2,3,4,5 & 8) Their plan was to finish one building per week. They finished 6 buildings in 2 weeks. Every building has leaks and had wood sheathing replaced. The teams were very professional and did a great job. We had a couple of hiccups, a crack in a ceiling (**Repaired**), a supply truck parked on the grass (**sod replaced**), also cracked a driveway (**TBR**) dirt on a wall (**cleaned**). Arry's has been very responsive to any issues or requests we have brought to their attention. Not everyone took advantage of skylight replacement. **If you need to replace your skylight in the future, you will have to pay for installation and our roofer must be involved, to maintain the roofing system and the warranty.** Every homeowner in those buildings was given a copy of the wind mitigation report for their home/building, it did not include interior photos. If your insurer requests photos, please put in a work request and we will send you the photos. The photos show the size and location of nails and fasteners in the attic.

The warranty that we have on every building that doesn't have a new roof is 25 years only for the damage of the shingles. If you have a blow off, they go to the national weather service, find out what the wind speed was, and then they calculate, based on that wind speed, that they should have stuck, and they will fix it. But if they say the wind speed was 150 miles an hour. The warranty isn't good. They won't fix it.

We have a building with mold on the roof. The roof is almost 10 years old. I got a estimate for 895.00 for a soft clean just for one section, not the whole building. They want to give us 595.00 to buy out that part of the warranty. Our new warranty is 25 years on everything. Roofs that are 14 and 15 years old are leaking. That is why we are starting to do roofs now.

Many THANKS to Doilinda Gonzalez for washing the Briar Patch sign and white fencing in front of the complex on Trouble Creek THANK YOU!!!!

Fred Ausflug/ Dir. of Grounds & Landscaping:

I know everyone has an issue with irrigation. Please be assured that these are checked out every few weeks, at least once a month. If there is an issue and you have a complaint, just kindly send out a work request on the website, and we will get to it. The irrigation guys will come out there and fix when they can.

Our units are 35 years old. They are brittle and they are breaking. It doesn't help when a truck or a car drives on the front lawn and breaks the sprinkler heads.

I have contracts that need to be taken care of right now. I've got three estimates from landscape maintenance contracts for 2024. The highest was 85,000. Next one was 80,000. Our current organization that takes care of us is 71,502. That's a 4 year contract. 3% a year. The other ones are all 4 or 5 year contracts. They all go up 3 to 5% per year. Tri-S is going to lock us in at 3% regardless of what the inflation is or consumer price index is. I'm asking the board for authorization to sign with Tri-S again for the 3rd time at 71, 502 dollars from 2024 till 2028.

Henry made a motion to accept Tri-S from 2024 to 2028. Marie 2nd it. All in favor except Greg abstained. Then changed his mind and opposed. Motion carried 4 to 1.

However, according to Robert's Rules of Order, we later found out that after the vote is taken, it cannot be re-adjusted. The vote remains 4+ and 1 abstained. Motion carried.

Linda Gonzalez/Dir. of Clubhouse: (Marie Lawrence gave her report)

I'm out of town dealing with a family emergency and I am so sorry I am not able to attend this meeting.

I am asking for a volunteer or volunteers to steer and help with the holiday decorations on November 25th starting at 9:00 AM and the holiday party on December 9th starting at 11:30 AM. If you are able to volunteer, please see Marie after the meeting. If we do not receive any volunteers, then we will need to cancel these events.

Zumba classes have begun on Thursdays at 1pm. The cost is \$5 per class, in order to pay the instructor. Thank you Ray, Iris and Greg who helped make this possible.

I just want to remind everyone the clubhouse will need a new HVAC system and new windows. We have not started investigating the cost for these repairs at this time.

Please be very careful when opening the clubhouse windows, as they do not stay open and slide right back down. Also, there is a cracked window panel. For safety purposes, I do not recommend opening the clubhouse windows.

Thank you so much to everyone who came to clean the pool area. Great job!!

We had to throw out broken lounge chairs. We will look into replacing the lounge chairs. Also, there is a table that will need to be repaired.

A great big thank you to all who help daily and make the pool and pool area an enjoyable place for all.

On a different note; I am in favor of an HOA increase. In the past, the HOA rate was not increased yearly in order to keep up with inflation or the roof replacement. Our most recent increase in 2020 was not sufficient to cover the cost of the roof replacement. In my eyes, this was a huge disservice to all of us. I understand that everyone that was on or is on the board are volunteers and doing their best. I am thankful for their dedication and support. Unfortunately, this world's rising costs affects us all in every aspect of our lives. We can do our best to decrease expenses, but we cannot avoid or close our eyes to what needs to get done at Briar Patch. We must work as a team and understand that we are all affected in one way or another. The last thing anyone needs is a leaky roof. You just have to speak to our neighbors who experienced and had to deal with the damage of their leaking roof. This is something that has been going on for years. We should not delay the inevitable as prices continue to rise.

Together, lets continue to make Briar Patch beautiful and great for centuries to come.
Thank you for your attention and understanding.

Jillian Lavelle/President:

We have three positions available coming up this year. Please get your resumes to Marie to get on the Board.

We had about the same amount of turnover of properties here in Briar Patch as usual. Twenty two new owners, plus 3 properties are in pending sale right now.

I'm also pleased with the increase of our new membership fees to 215 per month.

Here is a glimpse of our neighbors who are supplying similar benefits/services:

Sunnybrook is at \$270.

Heritage Lakes is at \$446 and going up this year with another increase.

Mill Pond is at \$290.

We are still the best deal in town.

I also want to thank the Finance Committee for the months of hard work.

Comments:

One member wanted to know where the blue box was that we used to have for questions, concerns & comments. Some of us don't have computers to go online.

Fred said it was taken out 4 years ago. They took it out because they wanted everything on the website.

Member said that this was totally rude for members that are senior citizens that don't have computers.

Marie said that all they have to do is call the Briar Patch phone number and leave a message and she will submit the request for them.

One member said that our handyman does a very good job.

One member wanted to know what we were replacing the wood with. Greg said Handy Planks. Cement board.

One member asked about the pool. Jillian said that she has a resignation from Karen Ryan because of personal reasons, family, health and also got a promotion in her new job which took her away from being a part of the pool. Diolinda has stepped forward to help with the pool. But she is out temporarily. What happens when people are out temporarily, I take over those duties.

This member wanted to know what is going on with the heater. Jill said the heater works fine. We will double check the pool temperature, but, I know it is set at 84.

Another member wanted to know what the little red flags were for. Fred said that was for repair. They turn some of them off so they can replace them. Fred said everything is 35 years old plus in this development. The members at the time are the ones who put the irrigation in. Many places were not done properly. This member said his car gets watered more than his lawn does.

Another member said that Remus is not getting any water in the back. Fred said that the sprinklers in the back were all shut off. There was no sense in sprinkling the woods. That is what was in the minutes. This is what was done in the past. Member said she is not getting water in the front either.

Another member had a safety question. The other day he had some solicitors knocking on his door talking about windows. He wasn't even in a company van. It was a personal van with a bunch of guys in it. I'm just saying be careful. There is a sign out there that says NO SOLICITING. They guy said I'm here to inspect your windows and I'm here with the HOA. My first question was Who do you know in the HOA. He knew no one. Just be careful.

The police officer, Gabriel Gerena, in the room spoke up and asked for permission to speak to the members.

He said that there is a county ordinance that in Pasco County if a neighborhood posts NO SOLICITORS allowed that they could contact them and they will fine the solicitors 164.00 for violating the ordinance. The officer said that they also might not be solicitors. They might have been casing out the neighborhood. Please do not call 911 unless it is life threatening. Please call the non-emergency number located on our website or in the Briar Patch Homeowners Directory that everyone has. It is 727-841-4550.

Another member wanted to know about the dirt road in the back that turns into Big Loop. Fred says that the street is private property and changes from City to County. Big Loop to the private street. Jill said that every street in here is city a street when a member made a comment that they drive their golf carts in here with their children.

Another member said that for 3 years we have been told that "Oh we are in great financial shape. We are in great financial shape." All of a sudden, we're not. And I can understand what you are saying and I trust you on this. But, if we increase 75 plus 40 every year, how do we know that 3 years down the road now we are not. We are told "Yeah, we miscalculated, we're going to be in the hole."

Henry responded, first of all if you were told from year to year that you were in great financial shape. What they were probably focusing on is the project for normal operations. This is how the HOA got into that position because number one, they were ignoring the changes that took place as far as inflationary trends and cost of living. Number two, they didn't focus on the future financial obligations that the HOA was going to have because of its structure with roofs and building and those kind of things. We can't say it will be 40 more every year after. This will be visited each year.

One member wanted to know about our Lincoln Investment account. Henry said that going forward he plans on doing quarterly transfers because the checking account only gives 1% and Lincoln Investments is a guaranteed 3%.

Another member wanted to know who pays for the building permits for the new roofs. Greg said that the roofers get the permits and are paid by them.

Another member, Don, wanted to congratulate the current board's performance and what we had accomplished since taking office.

Meeting adjourned 7:30 pm

Marie Lawrence
Secretary/Dir. of Administration