



**Briar**

**Patch**

Briar Patch Homeowners' Association, Inc. Website: [briarpatchnpr.com](http://briarpatchnpr.com)

6525 Thicket Trail, New Port Richey, FL 34653

## 2024 Minutes of the Annual Meeting

February 12, 2024 - 1pm Calvary Chapel Worship Center 6825 Trouble Creek Road.

Recorder: Marie Lawrence, Secretary

### Board Members Present:

Board Members In attendance: Jillian Lavelle, President; Marie Lawrence, Interim VP/Secretary; Henry Perri, Treasurer, Greg Davis, Director of Buildings & Architecture.

Board Member Absent: Diolinda Gonzalez, Director of Clubhouse

Jillian Lavelle called meeting to order at 1:07 pm

Pledge of Allegiance

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

Craig Russell reported Certification of votes and proxies submitted constitutes quorum.

Henry presented the 2024 Budget and Greg made a motion to accept it and Marie 2<sup>nd</sup> it. Motion carried.

### Introduction of Candidates:

Panny Hudgens asked to have her name taken off the roster for consideration. Jillian Lavelle reiterated that she will be taken off the election list.

David Vangsness said he wanted to see if he could help out any way that he could.

Greg Davis spoke on behalf of Linda Gonzelez. She did a really good job in managing the clubhouse. She had a lot of activities going and actually has much more activities planned for this year. She is happy to do the clubhouse but does not want to do the pool.

Henry spoke on behalf of Linda also. Saying how helpful she was in the process of preparing spreadsheets for the roofing project and that we were really fortunate to have her serve on our board.

Jillian asked everyone to fill out their ballots and the ballot committee would come around and collect them.

Marie Lawrence made a motion to accept the 2023 Annual Meeting minutes. Henry made a motion to accept and Greg 2<sup>nd</sup> it. Motion carried.

### **Board Members' Reports:**

#### **Marie Lawrence, Interim VP/Secretary**

First of all, I want to thank everyone for coming out today and for showing your support for this community.

Wow, a year has gone by really fast. A lot of things have happened. The face of secretarial duties has changed. I've had few additions to my duties. One of those additions is, being in charge of the Briar Patch website. There is a lot more information available to our members and anyone needing to see what has changed in our community; especially information about our roofs.

I've received quite a few calls from members who are asking for a wind mitigation. If you did not get a new roof recently, then you have to get a wind mitigation on your own. Go to our website [briarpatchnpr.com](http://briarpatchnpr.com) and click on General Information. Look for the wind mitigation information. There are a few names listed of companies who will come out and do a wind mitigation for you, at your cost of course.

I also get a lot of calls for roof permits. **We don't have copies of them.** But the website under General Information, (scroll down to roofs) will have all the permit numbers for each roof that was done. Contact information for permits from New Port Richey :

Tammy Ledford, Development Technician

#### ***City of New Port Richey***

5919 Main Street, New Port Richey, FL 34652

Desk: 727-853-1047 \* City Hall: 727-853-1016 \* Fax: 727-853-1052

Web: [cityofnewportrichey.org](http://cityofnewportrichey.org) \* Email: [ledfordt@cityofnewportrichey.org](mailto:ledfordt@cityofnewportrichey.org)

#### **Greg Davis, Dir. of Buildings & Architecture**

**BUILDINGS & ARCHITECTURE** It was an interesting year to say the least. We got off to a quick start after last years election and kept it moving. We learned our BP board of directors' roles and we all gave our best efforts.

**ROOFING:** • We had 10 requests for GAF claims due to roof leaks. • We were able to start our re-roofing project and completed six buildings. We hope to do the same again this year. We plan to re-roof six of the remaining "oldest roof" buildings. This will leave us with five buildings with roofs of the same age to be done. • We have current quotes for the next 10 buildings that require re-roofing.

**MAINTENANCE:** • We vetted contractors and chose to work with Handyman Home Service, proprietor Mr. Matthew Dillon. We completed 15 repairs and have 15+ waiting. • This year 2024 we plan a building-by-building campaign and will repair what we find as we go. • We plan to assist the clubhouse with needed window replacement.

**PAINTING:** • DUNA painting continues to be our vendor and they painted buildings 15,16, 23,24,25, and 26 during 2023. • DUNA also painted 6 new garage doors and 20 post repair and post roof installation • 2024 building painting is scheduled for buildings 1,2,3,4, and 27 • DUNA will take over rust removal from buildings.

Hopefully our plans for maintenance will reduce the need for homeowners to request work and make the neighborhood look better. However, we all have things we must do. We must maintain our garage doors and we must maintain our Trees & shrubs. We must maintain our gutters, SCREENs, doors, and driveways.

I thank you for doing your part!!

### **Henry Perri, Treasurer**

We have already gone over the 2024 Budget. The next item I want to address is our reserve fund. Our reserve fund at the end of the year had 570,327 after the first set of roofs were done. Right now, after the first month of depositing the HOA increases, we have 68,000 in our general checking account. I'm going to transfer 30,000 of that out to our reserve account. This will bring us to 600,327. We will be transferring an average of 35,000 a month to our reserve account. This will give us an extra 400,000 by the end of 2024. According to the roofing schedule that Greg presented, the first set of roofs needing to be done comes to 327,400. At the end of that disbursement, we should have approximately 670,000 in reserves. So, we are making progress in terms of what is going to happen down the road.

### **Jillian Lavelle, President**

With Fred and Karen being gone, the Road and Grounds and Pool has become my responsibility. As far as the pool is concerned, the volunteers we have for our pool committee are very good for our pool maintenance. We have had a lot of repairs on our system. We got a new pump and a new motherboard which are all under a new warranty. Meeting with the team has been wonderful.

### **Guest Speaker:**

Colin Eikenmuller – Assistant Public Works Director of New Port Richey

What brought me to New Port Richey was the comparison of New Port Richey 10 years ago to today. I was blown away by the changes. We recently hired a new director for Parks & Rec. He is redoing the pools and is always looking for different projects. We also brought in a new City Assistant Manager. He is very driven and wants to improve the city.

Coming up next week or so we are starting work on a new Historic District arching sign. We will be increasing the size of pedestrian traffic going down Grand Blvd from Marine Pkwy moving up to Gulf and then moving up to Main St. at Phase II for that project.

We will be replacing and improving the playground area in the next few weeks. Also, around the amphitheater, in the circle, we will be installing astro turf. This will save money in the long run and eliminating having to redo sod after every event.

Further down the road, we will be doing the railroad square project. The area along Nebraska south of Main; we are looking at putting sunshades across the entirety of it and closing it down regularly to develop this more pedestrian, walkable shopping area.

Solid Waste is still in the ordinance phase. We already approved J.D. Parker to take over in the beginning of March. Pick up days will be the same. J.D. Parker will be taking over just the city of New Port Richey.

Jill asked Craig if they were done with the tabulation, he said yes and we had reached a quorum. Jill thanked Craig, Aphroditie, Karen and Jane for volunteering to help. It was very much appreciated. David Vangness and Diolinda Gonzelez were voted in.

**Diolinda Gonzelez, Dir. of Clubhouse** – Marie Lawrence giving report in Linda's absence.

This year we would like to bring more events to Briar Patch. We will be scheduling events with DMK Metal along with Devoted Health.

DMK Metal will buy old gold and silver items, right here in the safety of our community.

Devoted Health provides a variety of free and low-cost events and resources. For example:

Fresh Produce give-away, Laundry, Cleaning or Hygiene supply give-away, Themed Arts & Crafts Events, Ice Cream Truck or Ice Cream Social, Educational events; Seminars, Medicare 101, Doc Talks, Managing Diabetes, Eating Healthy, Healthy Sleep Tips, Fall Prevention and Technology events: Smartphone/Tablet Training.

As a final note, we also have quotes ready for review for the Clubhouse HVAC and windows.

Thank you to everyone for all your help and support.

I am looking forward to seeing my Briar Patch neighbors very soon. I'll be back in March.

Greg Davis wanted to add that the windows in the clubhouse don't work. They fall right down and some have broken glass. Both the windows and the AC run about 10,000 each. Because we have the handyman helping, we can cut that down by about 5,000. So, we will need 15,000 to refurbish the clubhouse. Henry said the he only put 10,000 in the budget for the clubhouse because we were only dealing with the AC unit at that time.

Jillian Lavelle report on Roads & Grounds. We are going to be doing the maintenance on the irrigation. A number of yards have brown spots that are from a fungus. If you water these spots, they just grow even larger. The irrigation repairs will be done this upcoming month. When the repairs get done, then we will start up watering again. We are on water restriction of only one time a week. Fred Roth and I were looking into the possibility of getting recycled water in here. The wells will be coming up to be serviced. - redone. It would be a better deal for us in the long run to go the way of recycled water. And, we wouldn't have the restriction of only watering once a week. Whoever takes over Roads & Grounds will need to compare the cost of doing one or the other. Kevin Risner mentioned that reclaimed water smells bad. Jill said that it was a tradeoff because we would not have to deal with rust. Gary Ancer lives in Lutz but owns a home here in Briar Patch and he says that they have reclaimed water, and it does not smell.

## **New Business:**

### **Greg Davis, Buildings & Architecture**

Greg made a motion that the HOA will continue the re-roofing project here in 2024. We will re-roof 6 buildings with the oldest roofs. This will be done within the constraints of the HOA financial Bylaws. We will continue with Arry's as our roofing contractor. The price of these new roof will be 327,400. On average each building is 61,500. Pretty much the same as it was last year. Building 6,7,9,10,11 and 12 will be done next.

Henry 2<sup>nd</sup> the motion. All in favor, Motion carried

Greg brought up the Tri S approval of a bid for a 3 year landscaping contract that was done by Fred Ausflug that only had 3 days left on the board. No one was given copies of estimates and no one knew he was going to bring this up for a vote. This was not reviewed by the board prior. A motion was made to rescind the contract. Marie 2<sup>nd</sup> it.

Jill said she did see the other options that we had and one came in 30,000 more than Tri S. Jill suggested that we table this until we speak to our lawyer and run this past him. This will be on topic at the next Board Meeting.

### **Questions & Comments from Members:**

Penny Hudgens mentioned about the huge oak tree that has roots causing lots of problems for her water meter. Water was leaking continuously. The roots of this tree are very large and causing problems. Penny asked if the roots could be cut around the tree in such a way as to not kill it but stop the growth of encroaching roots. Jill said that would be something you would have to consult with the city. Jill asked her to fill out a work request.

Gwen Malloy wanted to comment on the roofing permits. The city of New Port Richey does provide that. We also have that email address in our yahoo mailbox that we can send that request to. There is no charge for it. Some insurance companies will not accept our warranty, they want the final permit for roofing and the city of New Port Richey will provide that. It's not on line like the county is, but the city will provide copies of the permits.

Kevin Risner wanted to know why there was no information on waste management in the 2024 budget. He wished there was some explanation provided as to why it was blank.

Marie Lawrence explained to him that we all got a letter from Pasco County that waste pick up was going to be on our taxes. Based on these letters we eliminated the budgeted amount from our 2024 budget. We most likely will keep it that way.

Frank Ferreri mentioned that Tri S got us out of a bad situation as far as all of our lawns were concerned. He said they were very good company and do a wonderful job. As far as roofing is concerned, we started two years earlier than we needed to. As far as roof leaks, we have a 25 year warranty with GAF. The increase of HOA fees to 75 more was a slap and should have been more compassionate.

JoAnn Rivas stated that she was told by an independent lawn service, that if she sprays for weeds, that she would have absolutely no grass. She is very frustrated with the lawn service we have.

Gary Ancer lives in Lutz and owns a home in Briar Patch, says he is on the board where he lives, and their dues were very affordable and were never increased. When problems came up and repairs had to be done, 300.00 a month dues became 900.00 a month. Dues were never raised incrementally and should have been. This would have avoided such a large increase.

Greg Davis commented when the building fell down in the east coast, the laws changed in Florida for any building three stories and higher. These building have to be refurbished and restructured costing hundreds of thousands of dollars. We are lucky our infrastructure is below that.

When it comes to the roofs, if you go to our website you will see in older newsletters it states that we were going to start a roof project in 2024. It's not only in the newsletters, but also in the minutes. So, we didn't really start so far ahead. Leak damage also caused damage inside homes that the HOA does not cover. The members that got a new roof are very happy at this point. We are trying to do our fiduciary duty of taking care of the buildings and the grounds. When I walk through the neighborhood, people tell me they are not happy. We pay for service, and we should get what we pay for.

Henry commented that we spent many weeks and months analyzing all that financial information. There were numerous factors involved in that decision making. Mainly it was this inflationary trend that we have all been under. Supply issues and carry over from the covid period. It was also rising interest rates. When we tried to be a little bit more conservative on the increase and be more sensitive, the projections just did not get us where we needed to be. A ten-year period of no increases hurt all of us. We will look at what is needed annually. We will look at cost of living increases and inflationary trends. This has to be monitored going forward so we won't be blasted again.

Donald Boeing commented that the HOA fees should have been raised every two or three years and the people that clapped at how wonderful it was that it wasn't raised all those years are now paying for it.

Jillian Lavelle concluded with thanking everyone on the board for all their hard work.

Henry thanked Jill for all her dedication and hard work she has done for our community.

Jillian asked for a motion to adjourn. Greg motioned and Marie 2<sup>nd</sup> it.

Meeting adjourned 2:45pm