



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

**Briar Patch Finance Meeting
04-17-24
Minutes of the Meeting**

Board of Directors Present:

Greg Davis, President
Marie Lawrence, VP/Secretary
Henry Perri, Treasurer
David Vangeness, Dir. of Roads & Grounds
Linda Gonzalez, Dir. of Clubhouse

Greg Davis called meeting to order 6:30 pm
All stood for Pledge of Allegiance

Greg asked Henry, our Treasurer, to let us know where we are for the first quarter of 2024.

Henry said, as far as the financials are concerned in the budget, we had to make some changes because of some expenses that have occurred. But, in analyzing all those expenses as far as they relate to the budget that we passed, we are pretty much within the framework for the current year. The biggest item of discrepancy between last year and this year is electrical. There was a big difference in the electrical bills.

For electrical last year, at the clubhouse we budgeted 5500.00 and the actual expenses last year were 9,574.

Linda commented that the pool heater is connected to the electric for the clubhouse when Greg questioned why it went up so much. Linda noted that there was a problem with the heater and it needed repair last year. Marie commented that Duke energy bills went up considerably for everyone, also.

According to Henry, the actual budget last year was 639,878.00 and we were actually over 44,094.00. That is how much we exceeded the actual budget. Where the actual overages occurred are in the hot points; Building & Maintenance Repair, Electricity/Clubhouse, Lawn & Landscaping, Office Exp, Roads & Grounds, & Pool & Maintenance. These are items that you really can't control.

Greg wanted to know about the 53,600 in the revised budget for Repairs. Linda noted that roofing was not part of that 53,600 amount. Roofing is paid through the Lincoln reserve fund. Greg asked Henry what he had paid so far. Henry reiterated that he didn't have a current operating statement. The information goes to the accountant. He still didn't have Jan., Feb. and Mar., because they are preparing the taxes for the season, so he wouldn't be able to give a proper accounting of income and expenses until he gets that information.

Greg said he would like the information by the 10th of the month, so he knows what x amount of dollars was spent last month. Based on the way Henry is getting the information, it would probably not be until the 3rd week of the month.

Marie commented that the people that she had worked for had separate workers doing taxes and separate people working on the monthly's of their customers; that's unacceptable. Henry made it clear that it takes him about a week after the month is closed to assemble everything, and that he is not a full time accountant. Then, he brings it down to them. It takes them 10 days to 2 weeks to process it. So anyway you look at it, it's going to be the 3rd week of the month.

Greg wants Henry to give him their name. He'd like to go down there and talk to them about their process. Then, if we have to change the process on our side, before the information is sent, then we may need to see all the information before it is sent out. If we are paying them, we should be getting more. We are in the 2nd quarter, we need to know what we paid in the 1st quarter.

Greg brought up the next item on the agenda. He stated that we are going to pick up the trash removal. The city gave different answers as to what could be done depending on who you spoke to. He finally got to speak to Debbie Manns. They originally told us that they could not bill the HOA, they had to bill everyone separately. Debbie Manns said all we had to do was fill out a form that the HOA would be responsible for payment. Greg stated to Debbie Manns that 45,000 is a lot of money compared to the 33,000 that we were paying previously. She said that Parker & Sons was the lowest bid. Greg told her we are paying 12,000 more. The other option was, we could have a dumpster put in our community and it would be 3,000 a year. That would attract rats and smell. He asked if we could hire our own, she said no.

Some members wondered about those that are here for only 6 months at a time. Would the city allow for those to suspend billing. Greg said that, with the city, it is all or nothing, they won't do it that way. The next bill will come to the HOA and not the members.

Linda stated that in order to put 45,000 for trash removal in the budget, she had to take 25,000 from Irrigation, 10,000 from the Contingency fund, 4,000 from Power Washing & 6,000 from Lawn & Maint.

David stated that we need a cost analysis of what it costs us to operate our wells compared with the recycled water. He would like to find out how many gallons we pump a year on average and how much power these pumps are drawing on a monthly basis. Also, what the total repairs were. Changing out to reclaimed water would get rid of the rust problem. The rust is coming from the wells.

Henry commented that you can go to the electric company and ask them to come out and show you what amount of energy they are pulling.

Greg stated that there was one other item he wanted to bring up to the board members. He wanted to go over the Bylaws and Deed Restrictions. We will divide them up 10 ways. We need 5 volunteers. We need to bring them up to date. We need to look at them, make the changes and give them to the lawyer.

Gwen volunteered & Evette volunteered.

Henry motioned to adopt the revised budget and going forward it will be our budget for the rest of the year. That revision states that we will have 510,000 income and we will have approximately 443,900 in expenses which includes the revised items, primarily trash and the realignment of operation costs such as irrigation, power washing, contingency & lawn. We estimate that our excess funds at the end of 2024 would be 66,280 and that is what will be funneled into the reserve. Marie 2nd the motion. All in favor. Motion carried.

Greg mentioned that the money billed to us on our taxes at the end of the year by the county is to cover the fees at the land fill. Our garbage is taken to the land fill and the county bills us for it.

One member wanted to know if our lawns were being watered. David said yes, twice per week, late at night. He asked for everyone to please NOT water their lawns. Please let us know if any sprinkler heads are not working. Hand water your flower beds but not your lawns.

Another member brought up that some people are parking right up on the grass.

Greg said he is going to put some signs up to not park on the grass.

Another member wanted to know about the roofing not being in the budget, and does the 66,+ go into the roofing account? Henry said yes, it is a separate item. When we raised the HOA fees, we wanted to take care of our current obligations and our future obligations. We are going to evaluate our structure every two years to make sure you don't get hit like you did this last time. The important factors in analyzing that structure are the inflationary rate & the cost of living.

Greg Dais adjourned meeting 7:34pm

Marie Lawrence

VP/Secretary