



**Briar**

**Patch**

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

6525 Thicket Trail, New Port Richey, FL 34653

## **Briar Patch Board of Directors Meeting 05-13-24 Meeting Minutes**

### **Board Members Present:**

Greg Davis, President/ Building & Architecture Director; Marie Lawrence, VP/Secretary; Henry Perri, Treasurer, Diolinda Gonzalez, Clubhouse Director, David Vangsness, Roads & Grounds Director

Greg Davis called meeting to order at 6:00pm

All stood for Pledge of Allegiance

### **President, Greg Davis Statement**

We have all been very busy with our respective areas and recently held a board meeting to address the trash pickup situation. As you now know the HOA will be receiving the bill for trash removal. I want to make a **statement** before moving on to committee reports.

Marie receives most of the BP telephone messages, and we all get calls at some point. I want to be clear about the TONE of the calls. DO NOT call us lambasting us about requests you made to previous BOD members. We are giving of our time and efforts. There are many tasks and general issues that have been problematic for some time. We are doing our best to get all things in order. However, we cannot do it in 6 months or even a year. There are things that need to be replaced, repaired, renewed, etc. that we cannot accomplish in a short time period. If you want to be angry with someone, don't call us. If you think you want the job, we can turn it over to you. You should put your name on the list next November 2024 and run to be on the BOD. I am disgusted by the unneighborliness of a few folks.

On Big Loop and Cabbage, there is a patch of dead grass, dead from dog urine. You can pick up feces, but not urine!!!! WALK YOUR DOG IN THE STREET!!! NOT ON THE GRASS!!!!

Do you even know how much poison they put on the grass on a regular basis???

I wouldn't walk my dog on it.

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

#### **Henry Perri, Treasurer**

Linda and I have been working very closely together. She has been a big help in putting the information and getting it into a manner that we can analyze it and discuss it, She will be covering for me while I'm on vacation.

We don't have a full time accounting office, but checks have to be issued and certain things have to be taken care of. Linda and I have put together points that will give continuity to what is going on when I'm away. She will be paying invoices in my absence.

I will give her checks so she will have the ability to hand write checks if and when needed. Bill pay system pays in 5 to 7 days and sometimes that is not feasible. She will still send bills to me that need to be done by bill pay. I can do this from anywhere that I am. This is necessary, as we should always have checks and balances.

By the 7<sup>th</sup> of each month, I will provide Linda with all monthly invoices, monthly bank statements and monthly Lincoln Investment statements. What she will do is put them into a format for income and expenses on a monthly basis. It will allow us to compare that information when it comes from the accountant to clear up the discrepancies before we move too far down the path. This way we don't have to wait until the end of the year to make adjustments. This will allow us to be on top of it. It also allows our president to make sound decisions in relationship we have with various vendors and how expenses are running.

When Linda is done, she will give everything back to me by the 15<sup>th</sup> of the month. Then we will email monthly Briar Patch Income & Expense statements to HOA Board.

I pay bills on the 15<sup>th</sup> and the 30<sup>th</sup> of each month. When we establish a relationship with a vendor, they have to understand that we are a self-managed entity. We don't have an accounts payable office.

The next item to be discussed is our total income for the first 4 months \$ 177,995.84. Our monthly income, based on the HOA assessments is about \$ 44,000.

The total expenses year to date are \$ 85,465.57. The difference is being transferred to our Lincoln Investment account. Except, this period, the only amount I transferred of that income over expenses was \$ 40,000 because of the roofs. I was able to pay for the roofs out of our cash flow without having to take money out of Lincoln Investment.

On another note, inflation is impacting everything. Right now we are using a factor of about 3 ½ % per year. When we look at an increase in our HOA fees for the next two years, we would be looking at a minimum of about 7%. What we are going to do is put together a schedule with factual information., Then we can have a pretty good idea of where we are going to be every couple of years. We are not going to wait 4, 6 or 8 years to make these adjustments. We are going to have to do it every couple of years.

We have some expense areas that are troublesome. Electricity for the Pool & Clubhouse for April of 2023 was \$ 3,884.. April of this year was \$ 4,907. If we continue with a 700 a month electric bill till the end of the year, we will be over budget by about \$ 5,000. That's what is happening with energy costs. We will probably have to amend the budget.

The next item is office expenses. Marie will reduce the pages of the Newsletter that need to be copied.

The other item is Pool and Maint. Repair. In April of 2023, our expenses were \$ 5,151. April of 2024 is over \$ 11,000 Pool Medic is not doing Preventive maintenance.

## **Diolinda Gonzalez, Director of Clubhouse**

First of all, I want to thank everyone on the pool committee. They are doing an outstanding job maintaining our pool and our pool area.

The Clubhouse Tuesday game nights continue to be a great success and loads of fun. Thank you to Cate and DJ Master Victor coming for the Karoke. A big thank you to Barbara Larson for establishing our Tangled Thread Club, for sharing her knowledge and teaching us newbies how to knit and we meet monthly.

We need volunteers for a committee to organize day or night trips. That is something that was put in the surveys. If someone would like to form a committee and take it on, you have my blessings.

Window replacement for the clubhouse is the next item. Energy wise, maybe that could be a cause for the increase in electricity. I have one estimate now and tomorrow I will have another one. The HVAC – I have two estimates that Greg got for me. I just have to pick which one that will give us the best deal.

Evelyn said that Linda was doing a great job. Thank you, Linda.

## **Greg Davis, Pool Report:**

Thank you to Paul, Mike, Fred, Craig & Donna. They are doing a fantastic job.

We have had minor operation issues with the pool. Last week we had the Chlorine Generators replaced.

Please note, they last 2 to 5 years. I also had them place the Auto-Fill mechanism at a proper level. During that repair I had the tech look at the entire system and explain how it operates. The plastic valve for water re-fill was replaced.

While inspecting the system with Alex (pool medic) I noticed a lot of corrosion on a tubing coming from the compressor to the connected pvc pipe which is part of the exchanger. Pool Medic does not service the heat pump. I called Gulfstream and asked them to come out. I met with Gulfstream Heat pumps and surveyed that system which has a leak in the exchanger. It was not functioning and needed a breaker reset. The heat exchanger still has a leak and needs replacing. It is under warranty and the cost of a replacement is \$755, non-warranty replacement is \$ 1,600. A new lift cover is being delivered this week.

## **Roof Report:**

Buildings 6,7,9,10,11 and 12 were re-roofed by Arrys Roofing. They did a great job with minimal problems. If you live in one of those buildings, a wind mitigation report is available for your building. **If you need a copy, please use the “Work Request” system, and a digital copy will be sent to you.**

This was the completion of Phase 2 of the re-roofing plan. We will begin planning Phase 3 scheduled for the next year or as soon as financially appropriate.

## **Buildings Report:**

We continue repairing sidings. Every building in the Patch has a siding replacement need, Please be patient as we attempt to move building by building.  
Duna has stated to me they will be here by 3rd to 4th week of May.

## **David Vangsness, Roads & Grounds Report:**

I spent the afternoon going through all the invoices for 2023 and I noticed that Tri-S is getting a flat rate every month. \$ 5700.00 or so and the landscape comes out of that. He pays Preston for cutting the grass. But he skips a week occasionally. So is he still getting that same flat rate? Henry told him that he has to look at the contract. Greg said that it's based on season.

Irrigation has now gone to twice a week now. We are still trying to control root fungus. Maryann asked him for a schedule as to when the sprinklers go off in her area and David said he just does not know.

David stated that what days you are watered depends on where you live. It's not only divided into phase one and phase two, but there zones that get watered at different times.

Greg asked David to get a schedule from Preston as to when they go on and off so members can see that they are being watered and if the sprinklers are not working properly.

David said we have had some complaints about vehicles driving fast, mainly on Big Loop. A lot of it originates from the businesses that are behind us. Trucks are coming and going. Not only their trucks but their vendors and visitors. There are 15 mph speed limit signs all around Briar Patch. They are all facing incoming traffic. No signs are facing the outgoing traffic. I contacted the city and asked them to put in 15 mph speed limit signs facing the outgoing traffic. That was done last week. Marie asked if we could ask for speed bumps. Everyone said we tried – no go.

David brought up the fact that we do not have Directors and officer insurance for the board. Henry stated that David needs to have our insurance broker check if we have an umbrella plan in our liability insurance for Briar Patch.

## **Member Comments or Questions:**

Gene Singleton said a member is harassing her every time she is always walking her dog. He takes pictures of her and her family out walking. Another thing is we are not getting any water in the back of Remus. She said she never gets any water in her yard. Her grass is dead.

Maryann had a question about the Bylaws. Greg said that we are looking at the Bylaws – Evelyn, Maryann, Gwen, Evette Aphroditie. Greg wants them to review them. We can't just make changes; it has to go by the law. Whatever determination we make goes to the lawyer.

Janice Bowman wanted to know how old her roof is. Greg said he would get with her on that.

Marie Lawrence motioned to adjourn the meeting.  
Greg Davis Adjourned meeting 7:22pm

Marie Lawrence  
VP/Secretary