



**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 08-12-24 Meeting Minutes**

### **Board Members Present:**

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

### **Board Member Absent:**

Henry Perri, Treasurer

Greg Davis called meeting to order at 6:00pm

All stood for Pledge of Allegiance

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

#### **President, Greg Davis Report:**

Overall BP HOA Inc. continues to move forward in a stable manner operationally and financially. We have a strong unified board working diligently on behalf of the community.

The BP community needs to be aware of a potable water issue affecting the Patch. The NPR DPW notified us that we are not in compliance with standards.

The community does not have, reduced pressure zone (RPZ) and back flow preventers (BFP). What does this mean? What do they do? Backflow preventers stop water from flowing back into the drinking water.

If you notice the large blue pipes at the front of BP and the back on Big Loop, these are back flow preventers. These pipes only protect the external community, meaning any contaminant introduced in BP would not flow back into the general system.

However, if a contaminant were introduced it would possibly end up in all **our** drinking water. Each home IS NOT protected. What are the hazards?

We have higher risk factors, with pool and well system with chemicals. We have ensured the well chemical containers are self-filling. This means they are NOT connected to the potable water system. The pool chemical can only enter the pool. The pool area by LAW is mandated to have a RPZ & backflow prevention. This is something we must investigate.

Why? It is the law! What if there is suction in a line and it pulls pool water into the drinking water? What if there is a chemical spill and it overflows into the meter boxes and gets siphoned into the system.

The city DPW is recommending we do this. They actually want every unit in BP to have a backflow preventer. As of this date the city has not sent a mandate requiring, us to do this. They are investigating how to proceed.

The option to protect each homeowner may mean we each need a RPZ BFP to keep ourselves safe. That is the intent of the law and other regulations.

We will keep you informed as we learn more from the city.

**POOL:**

Many thanks to pool committee members, Mike & Lori, Craig, Fred and Greg !! Paul & Karen are on break!

We reported the heat pump leak last meeting. FYI! It appears that we will need to replace the system outright, to save money. If we repair the unit, it will cost \$1500 (approximate) half of the cost for a new unit. If we repair the unit, it will have no warranty as of November 1st, 2024.

I am recommending we buy a new heat pump with the current unit serving as a trade-in bringing the cost to \$3381.00. A new unit with a 10 year warranty actually costs \$5500.00.

FIVE STAR pool inspected the pool wall that is cracked. They were determining a repair process. They notified me that they will charge \$1000.00 to complete the repair. Buildings & Architecture: I will notify everyone when it comes time to shut the pool down for the repairs.

I am attempting to find a contractor to continue our siding and trim repairs. Duna has been unable to paint due to rain.

Every owner needs to send in a Certification of Insurance coverage. This is an annual requirement in accordance with Florida regulations.

Please look at your lanai and other windows screens, some need replacement.

Please check your rain gutters and make sure tree branches are not touching your building or roof.

**BYLAWS COMMITTEE** - I delayed meeting as a committee, due to upcoming legislation changing the 720 Statutes. The statutes have been published and are effective as of 7/1/24.

The members have reviewed the bylaws and covenants and have constructive additions and corrections. We will meet later this month to put the work together. Once we outline our changes and additions they will be sent to our attorney for review and certification.

Every member will need to vote on the changes and a quorum must be met.

### **VP/Secretary, Marie Lawrence Report:**

1. No advertisement or political signs are allowed either in the yard or in a window where it can be seen from the road. Only 24' by 24' professional signs for selling your home are allowed. Huge signposts in the middle of the yard are not acceptable as per our Deed Restrictions.

2. When you decide to sell your home. Please go onto our website [briarpatchnpr.com](http://briarpatchnpr.com) and read FAQ's before the sale. Have your real estate agent do the same and ask your agent to let the buyer's agent know to do the same.
3. Anyone that has not sent in their insurance declaration page for their units, please do so. Either mail them to 6525 Thicket Trail or bring them to the clubhouse and put them in my bin at the back of the room by the file cabinets.
4. Members that do not have access to a computer, and need to put a work order request in, just call 727-808-2101 and I will fill out a work order for you and send it to the proper board director for your problem.
5. Also, members that have indoor cats, please do not let them go out and roam the streets. Cats' urine is very potent and not appreciated by other members who have to experience this.

### **Henry Perri, Treasurer Report– Linda Gonzalez reported in his absence**

#### **Finance:**

As of July 31, 2024, we are 48% on target with our overall 2024 budget of \$ 343,900.

#### **Expenses:**

In the month of June and July our electricity bill has decreased by a little over \$100 each month. We are contributing this reduction to the new clubhouse windows. We are expecting even more savings due to the new A/C unit installed in July.

#### **Pool Maintenance & Repair**

We are over budget in the "Pool Maintenance and Repair" category by \$936. dollars as of July 2024 due to unexpected chair lift repairs.

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

#### **POOL:**

I would like to "Thank" everyone who helps with the pool, lounge chairs repairs, table painting and upkeep of the pool grounds!! Thank you so much for your outstanding work and dedication!!

#### **Clubhouse updates:**

- On June 19 th , Lipton Window and Doors Company replaced the clubhouse windows to code. The windows cost of \$8,058.00 was paid out of the "Improvement Clubhouse" section of our 2024 budget as previously agreed upon in our HOA Board meeting.
- On July 11 th , U.S. Air Conditioning & Heating Company replaced the clubhouse HVAC system with a Rheem 2 Stage to code. The new completed A/C unit system replacement cost of \$7,432.00 was paid out of the "Contingency Fund" section of our 2024 budget as previously agreed upon in our HOA Board meeting.

☐ We will be having our Labor Day/Farewell Summer celebration on Monday, 9/2 at 12PM. We will be having hamburgers, hot dogs and water. Please bring your favorite beverage, food, side dish, dessert, etc. to share with our neighbors. The sign-up sheet is on the bulletin board. Please sign-up in order to avoid food duplication.

☐ Tuesday game night will be starting on 9/10 at 6:30PM - Wine tasting.

☐ Thank you so much to Barbara Larson for continuing the monthly “Tangled Treads” club and Marie Lawrence for continuing the monthly “Paint & Sip”. Barbara and Marie are sharing their knowledge with us. We are learning and creating masterpieces!!

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

We have had a problem with cars going too fast on Big Loop. It's almost always cars going on not coming into Briar Patch coming from the property in back. They have vendors and visitors. Now there is a new company and I'm going to have to tell them that it is 15 mph in our community.

The city installed two signs. One right where the dirt turns into asphalt. Then they put another one about halfway. We have signs coming in, but we didn't have signs going out to the entrance. I've stopped a couple of people already.

If there is issues that have anything to do with the lawns or the grounds, please call me directly. My phone number is in the directory.

I'm still getting complaints about dogs doing what they do on lawns.

David says to take your phone out and take a picture of them. Greg says to take a picture so he can send them a letter.

David commented that members should not stop the landscape crew asking them landscaping questions. To please fill out a work order or call him.

If a tree that belongs to your neighbor has branches that encroach on your property, you have the right to cut those branches. You don't need anyone's permission to do that.

### **Member Comments or Questions:**

Several members commented on the fact that it isn't only the people who live back behind Briar Patch that speed in here, some of the residents do also.

Kathleen said she stopped and told a member with a dog to pick up after her dog and she didn't do anything, she lives on Remus. Kathleen feels we need to start fining these people. Greg and Marie agreed.

Greg commented that we were going to add to the Deed Restrictions & Bylaws that dog owners were going to be required to get re-certified every year by their Primary Care Physician or Licensed Clinical Therapist stating that they are in need of an Emotional Support Animal.

Another member asked about spraying weeds in our gardens. David said to put a red stake and they will not spray.

Another member asked about the mailboxes. Greg said he is tabling that for now, we have too much that needs to be done this year.

Greg Davis Adjourned meeting 6:50 pm

Marie Lawrence  
VP/Secretary