



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

Briar Patch Board of Directors Meeting 11-11-24 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

Greg Davis made a motion to accept the minutes of the last two meetings. Marie 2nd it and all were in favor. Motion carried.

Board Members' Reports:

President, Greg Davis Report:

We, Briar Patch, survived 2 hurricanes!! Many thanks to everyone for taking care of each other. Neighbors taking care of neighbors!

Declaration of insurance:

This board, as boards in the past, have asked for your declaration of insurance as a routine requirement.

When you renew your insurance annually forward a copy of the declaration page certifying your coverage.

If you think you cannot afford insurance, how can you re-build? If you cannot rebuild what do your neighbors do? If the worst happens what is your plan? If you do not have insurance, you should have it or have about \$300,000.00 to rebuild. Because you live in a shared building, it is a **MUST** that you have insurance. You must have HO3 insurance as required by the BP HOA.

BYLAWS COMMITTEE –

The Bylaws committee has been working on the bylaws and deed restrictions. The changes and additions were primarily to the Deed Restrictions.

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. 51%

The Bylaws as per #16 allow for the BOD to promulgate rules should the quorum not be met.

16. Contracting for the management and maintenance of the property and authorizing a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments preparation of records, enforcement of rules, and maintenance, repair and replacement of Common areas, with such funds as shall be made available by the association for such purposes.

The Association and its Officers shall, however, retain at all times the powers and duties granted by Declaration, Articles and these Bylaws, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

There are copies here of the changes, additions or corrections we have made.

They are highlighted in yellow. The changes and additions are:

4(a) Dogs must be kept on owner's property when doing their business. Dogs must be walked on leash in the street on their way to Trouble Creek and must NOT do their business on anyone else's property or common grounds. Owner's of dogs may NOT leave their animals tied up alone outside.

(b) All ESA dog owners must submit a certificate from their physician or a licensed clinical therapist, who is familiar with their mental issue, to Briar Patch HOA yearly starting in Jan. 2025.

6. Only two garage sales allowed per year and the homeowner must have a permit from the city.

11. Homeowners must remove empty containers from areas in front of the house or garage before sunset on the same day as the contents of the containers were collected by the sanitary service unit and containers must be stored out of sight.

13. This sign shall be placed directly in front of the garage wall under the outdoor light, on a stake mounted in the ground or in the garden near the front of the home. No large sign posts are allowed.

15. No owner shall cause any additions, modifications, improvements or changes to be made on the exterior of their structure, including, but not limited to painting, stone work, sidewalks, driveways, veneer, brick work, stucco, or any façade of any nature or other decoration, or the installation of electrical wiring, machinery or air conditioning units decoration, or installation of electrical wiring, machinery or air conditioning units, which may protrude through the walls or roof of the structure not within the walls of said structure. All modifications MUST be approved by the HOA.

18. Blue Box at the Briar Patch Clubhouse. Briar Patch website, briarpatchnpr.com, or call 727-808-2101 and leave a message.

19. (b) All Lanai screens and doors and windows must be well maintained by the homeowner. Badly worn screens must be replaced or removed. When home is unoccupied for more than 1 year, property needs to be internally and externally inspected by owner or a designated licensed inspector to avoid bugs and mold.

27. A late charge of Ten Dollars (\$10.00) (20.00) plus 18 % APR interest, per the 720 Florida Statutes, shall be imposed on the homeowner if his or her monthly maintenance fee is not paid by the fifth (5th) day of the month, in which it is due. All HOA fees are due by the 1st of each month.

The Association may bring an legal action at law against the owner personally obligated to pay said assessments and all interest thereon, or it may foreclose a lien against the Lot in the same manner as a mortgage. And shall be entitled to recover all costs and reasonable attorney' fees incurred. No owner may waive or otherwise escape liability for the assessments provided for herein.

30. Any tenant or guest of a lot owner shall be bound by these restrictions. Owners of each rental property are responsible for any of their renter's infractions. Owners must have prospective renters fill out 55+ certificate and read the Deed Restrictions before they sign the form stating that they have read and understood the Deed Restrictions. Owners must furnish Briar Patch a copy of the renter's agreement to briarpatchnpr@yahoo.com before the renters move in, and subsequently with the renewal of each lease agreement.

33. A homeowner wishing to have insurance covering his or her Lot or residence must purchase such coverage from an insurer. Each homeowner is to purchase HO3 insurance covering their residence. Their insurance Declarations page that has their name and address and policy dates of coverage, must be submitted to Briar Patch HOA, and also upon each subsequent renewal of their insurance coverage.

35. . Blank disclosure summary forms are available through the Secretary/Treasurer of the Assoc. Briar Patch website, briarpatchnpr.com. This can be done at closing when the keys are given to the new buyer at closing.

Treasurer, Henry Perri:

Finance:

As of October 31st 2024, we are 66% on target with our overall 2024 budget of \$343,900. We have about \$40,000 in the budget and we have spent \$6,500 so far, \$33,500 remaining for painting.

Due to the weather, Duna has been unable to come to do the painting.

For Roads & Grounds David V. gave Henry a figure of \$8,500. David said there was a dead tree at the entrance and he needs to find out if it is our responsibility or the city's. He is going to try and find out tomorrow. David Swingle has been charging us about \$ 1,000 a tree.

Henry said, as it stands right now, we have \$ 36,600 left and we should be ok with that. In our contingency fund; we have \$15,000 for the year and we have spent \$7,400 on a new HVAC unit for the clubhouse.

Also, the 2024 building repairs have not all been completed. For the present time, these two items are keeping us at such a low 2024 budget percentage. Greg said that there are home repairs that have to get done. He plans on moderating the repairs and doing the ones that absolutely have to be done. Henry said that most of the repairs will probably flow into the next year.

As of November, we have made a total deposit of \$165,000 into Lincoln Investments which is over budgeted amount of \$100,000 by \$65,000. We have close to \$15,000-\$16,000 a month in excess, so I anticipate that we are probably transfer in another \$30,000 right after the close of the year, maybe more because our budget is going to be below what we actually budgeted for 2024.

Linda is currently working on the budget for 2025. All of our Board members need to look at our respective areas of responsibility. Sometime by December 15, send in their analysis to Linda so we can come up with a budget to be approved at our next board meeting in March 2025.

As far as HOA fees being raised, we will not be raising fees until 2026. It will be based on cost of living and price index figures. We are tentatively looking at about a 3% per year increase which will be put together for 2026 & 2027.

Expense areas

1. We are slightly over budget in the Pool/Clubhouse Electricity, Grounds and Water. We budgeted \$10,000 and spent \$8,058 and that was to replace the windows at the clubhouse.
2. Pool Maintenance & Repair. We had some damaged tiles that had to be replaced. We are over budget in the "Pool Maintenance and Repair" category by \$7,516. dollars as of October 2024 due to unexpected chair lift repairs, heat pump, light repair, pool wall repair, etc.

Marie made a motion to accept the Treasurer's report. Linda 2nd it and all in favor. Motion carried.

VP/Secretary, Marie Lawrence Report:

I have had a few calls about the locks on the mailboxes and questions as to who owns the mailboxes. Even though the Post Office regulates what can and can't be done with mailboxes, they do belong to Briar Patch. Each home owner is responsible for their own mailbox lock. If it does not work, try WD40 on it. If that doesn't work, then you are responsible for replacing the lock. You are also responsible for the key. Briar Patch HOA does not have your house keys or your mail box keys. They belong to each respective owner in Briar Patch.

I have been working on the submissions of each owner's declaration page of their home insurance. Out of 194 homes, I am down to about 25 homes that have not submitted their declaration page. Out of these 25 homes, there are some owners that do not have insurance. A few of those are taking steps to procure insurance coverage. If you do not have insurance, you need to acquire coverage as soon as possible to be in compliance with Briar Patch HOA rules.

Please remember, to send in the renewal of your insurance each year you renew.

David Vangsness, Roads & Grounds Report:

Storm Damage Costs:

Tropical storm Debbie debris pickup: \$700
Hurricane Helene debris pickup: \$1,600
Hurricane Milton debris pickup: \$2,100
Hurricane Milton debris pile pickup: \$1,100 (about \$5.60 per household)
Hurricane Milton fallen tree removal (to date): \$600
Hurricane Milton leaning Tree removal (probably around 1000.00)
Hurricane Milton front fence repair: \$554.00
Total storm damage cost: \$7,654

Landscaping:

We are now on our winter grass cutting schedule of every other week until next summer. Hedge trimming will continue as usual. If anyone notices a streetlight is out, please notify us through the website.

We are still seeing the guest parking spaces on Cabbage Ln used without the proper permissions. Please keep in mind that these spaces cannot be used by residents unless expressly approved by the HOA.

Overnight guests must obtain a parking permit which should be displayed on the dashboard of the guest's car.

If you are having a guest and need a permit, please call our main number and request one. You can view a sample of this permit on our website at www.briarpatchnpr.com.

Greg Davis, Building & Architecture:

Buildings & Architecture:

We are using Great Choice Home Contractors for building repairs. They have done some great repair work in the last couple of weeks. We are catching up with repairs. FYI, siding on our buildings is at end of life. When we repair, we usually replace several pieces of siding, and we use concrete board siding (HardiPlank). We are estimating costs for what it takes to do a building. The side walls and first 4 – 5 pieces on the upper levels get the most wear.

Duna has indicated they would be here late November or first week in December as they catch up with their work.

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

Please check your rain gutters and make sure they are not full and that no tree branches are touching your building or roof. If you have a tree branch touching your roof and you Do NOT have it trimmed, the HOA will notify you. As guided by the Bylaws after the third notice the HOA will need to utilize fining authority. We will charge interest on unpaid fines and will have the HOA attorney contact you. You will also be responsible for the attorney fees.

If you absolutely refuse to remediate the situation, the HOA will pay to have it done and send you the bill. If you do not pay the bill when it reaches \$1000 a lien will be put on your property. Your property will not be sold until the lien is paid with accrued interest. The other alternative is to ignore it until it destroys part of the roof. When the roof leaks it is your property being damaged and you are responsible for the cost of the repairs. FYI - Repairs Do Not happen overnight.

Many thanks to the pool committee members, Mike, Lori, Craig, Fred, Paul, Karen, Donna & Bob G. We met on October 30th and reviewed the pool needs. A schedule was set for the team, in terms of coverage. We reviewed how the equipment works in the pump housing.

We discussed (hands on) how to drain water or add water to the pool. We want the least number of hands on the equipment. I put a pictorial guide to the pump housing equipment. There is equipment that only Pool Medic should touch. The heat pump setpoint is 88°F and is locked out. No one should be doing anything to the heat pump. As the weather changes, we will monitor temperature, it takes at least 24 hours for the temperature to change. It also depends on the weather. When it gets cold, we will be using the chemical pool cover.

Clubhouse Director, Dolinda Gonzalez:

Clubhouse updates:

Since our last board meeting, we had a great time at the Labor Day/Farewell Summer celebration.

Thank you to everyone who helped and participated in making that event a success!!

I would like to also thank everyone that was involved and who brought their food to share at our last-minute hurricane BBQ. It was beautiful to see how our neighbors help each other in this difficult situation! Thank you!

☐ Tuesday game night is going great. Tomorrow, Tuesday, 11/12, we will be having trivia game night at the clubhouse, 6:30PM. Due to the holiday's, our last game night will be 11/26. We will start up again either end of January or February 2025.

☐ On Saturday, November 23rd at 9AM, we will be doing the holiday decoration of the pool area and front entrance. If you can help, please sign up!

☐ We will be having our Holiday party on Saturday, 12/14 at 12PM. We will be having sandwiches and water. Please bring your favorite beverage, food, side dish, dessert, etc. to share with our neighbors. Please sign-up in order to have a headcount and avoid food duplication by 12/7.

☐ Thank you so much to Barbara Larson for continuing the monthly "Tangled Threads" club and Marie Lawrence for continuing the monthly "Paint & Sip". We will be taking a break starting in December due to the holidays. We will notify everyone when we are re-starting.

Member Comments or Questions:

J. Jones asked why isn't the yard services raking and picking up. Victor asked if that should not be part of the contract. Greg said that it might be in the contract, but we still have to pay extra for it.

Maryann wanted to know when the sprinklers come on, they never seem to have a pattern.

David says the schedule changes a lot depending on the time of year.

Gwen wanted to know about the mailboxes, they need to be replaced. Greg said he is working on it. He is looking at different mailboxes.

Henry wanted to know if someone could vet person to do gutter cleaning. Greg said they have to have insurance to be able to come in here and do this.

Kathleen asked about the chemicals for the pool when it gets cold – wasn't that a problem for some of the members last year. Greg said we will have to find that out.

Linda R.W asked about her work request and Greg said he would check on it, but it was sent to Arry's Roofing.

Greg Davis Adjourned meeting 7:25 pm

Marie Lawrence
VP/Secretary