



**Briar**

**Patch**

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

6525 Thicket Trail, New Port Richey, FL 34653

## **2025 Minutes of the Annual Meeting**

March 10<sup>th</sup>, 2025 - 1pm Calvary Chapel Worship Center 6825 Trouble Creek Road.

Recorder: Marie Lawrence, VP/Secretary

### **Board Members Present:**

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

Greg Davis called the meeting to order at 1:00 pm

Pledge of Allegiance

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

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

#### **Greg Davis, President, Director of Buildings & Architecture**

Another year has flown by! There were some challenges to say the least in 2024. We all survived 2 pretty wicked hurricanes. The roofs and the buildings held up quite well. As a board of directors, we worked collaboratively to achieve the prescribed goals set forth by our bylaws and the goals the BOD set for the HOA. We created an HOA mission statement, board of director job descriptions, written standard operating policy & procedures, goals & objectives for 2024. This will be an ongoing management task, to maintain, update and generate policy and procedures as needed.

We were able to Re-roof 6 Buildings as scheduled. We plan to do the next 7 buildings, buildings 13 to 19 this year. The estimates come in at \$450,000 dollars and I will make a motion to complete this project asking for 460K to include unforeseen issues. Many thanks to Henri & Linda for managing our routine financial processes and ensuring we have the funds needed to pay for the next set of roofs. We have a re-roofing schedule, when this year's re-roofing is done, the next group is due in 2027.

Many thanks to Marie! Marie has a dual role, VP & Secretary. She was able to get our monthly HOA fee payments in line with the expectations of the bylaws. This means we receive timely monthly payments as expected from each homeowner. Briarpatch had some turnover in 2024. We have at least 13 new neighbors. For us this brings paperwork, assisting the old & new homeowner and/or real estate agents. Marie has been busy registering new Ho's for the community guide etc.. Marie has been managing our website quite successfully and sends out "blast emails" as needed. Please make sure she has your correct telephone number with area code.

We were able to work with the "Bylaws Revision Committee" to make updates to current deed restrictions. MANY THANKS TO THE GREAT WORK OF THE COMMITTEE!! Our lawyer was pleased with the comprehensive and diligent work that was done. He is in the process of pushing the paperwork through the appropriate county agencies.

Marie also managed the task of getting insurance coverage verification from homeowners. This is a standard with which each homeowner must abide by, whenever they change insurers or renew annually.

We should not have to chase the info down it is your responsibility to provide the information. If you do NOT have homeowners' insurance you are in violation of the Bylaws. Going forward this year we will routinely refer the homeowner without coverage to the HOA attorney.

We were able to replace some end-of-life equipment this past year. The Clubhouse HVAC System and windows were replaced. Thanks to Linda for helping get this done. Atso many thanks to Linda for her work as the default community activities director. The clubhouse was abuzz on Tuesdays throughout the year with a variety of great activities. We also replaced the Pool Heat Pump and repaired the pool wall and light fixture. These were unforeseen issues. The pool committee did a fantastic job with daily maintenance and cleaning etc. Thank you, thank you, thank you!!!

We were able to make a good dent in needed repairs but unable to keep a contractor. We began working with General Home Contractors, who have been doing great repair work for us. We do have a plan to begin refurbishing buildings, by replacing siding.

David diligently worked on keeping up with road and Sprinkler system repairs. The hurricane brought him plenty of trees that needed removal and trimming. The fence on trouble creek needed replacement parts and repair.

We were able to create a "Operations Manual" which includes, FL. Corporate Certification, HOA BOD mission statement, annual goals, job descriptions and some policy and procedures. As an example, how to file a GAF warranty claim or how to drain the pool. etc... This is a process that will need updating on a routine basis as we refine operations and as new operations develop.

This new year we will vote on three board members. That will be myself, Marie Lawrence and Henri Perri. Our board tenure is up, and 2 years go by quickly. We are all volunteers working to maintain and improve the Briar Patch community. The biggest problem our HOA faces is that we need homeowners to step up for these BOD positions. We are a volunteer organization which saves us probably 125K at the minimum. This means our HOA fees are lower. It appears that a professional management company may be needed in the future, probably 2 years from now or sooner. Guarantee that in 2 years (2027) the HOA will need BOD replacements.

I have asked each current board member to have a goal or goals for 2025. We will flesh that out when the new board convenes after elections.

The other issue we faced as a BOD is the homeowners who signed the Bylaws and Deed Restrictions but do not abide by them. If you have an ESA animal or service animal you must file your

paperwork annually starting in January 2025 and you must abide by the bylaws. No questions as the bylaws are clear. You must follow the deed restrictions and bylaws.

You received a Community Survey. Please take a few minutes to let us hear from you. Many thanks to this BOD and our many volunteers who help the community in so many ways! Please consider joining the board if you are able.

### **Henry Perri, Treasurer**

Henry reviewed the HOA financial operations from January 1, 2024, through December 31, 2024 reviewed year-end, corporate income, taxes and filings on December 31, 2024 reviewed financial activity from our reserve account and its financial position through December 31, 2024.

Henry presented and explained the budget for the new calendar year beginning January 1, 2025, through December 31, 2025.

Henry reviewed future financial obligations beyond our current calendar year. There will be no increase in HOA fees until the committee meets in September 2025. Just remember that the inflation is 6% and has affected all of us including the HOA.

As a Florida (HOA) we are required to follow the regulations as outlined in the Florida Homeowners Association Act (Chapter 720), Fla. Statutes.

*The Act calls for a mandatory audit based on revenue if those revenues exceed \$ 500,000.00 unless waived by a majority vote of the members at a properly noticed meeting. Members can request an Audit. If 20% of the voting interests petition for the audit, at that point, the board would be required to arrange for one at the association's expense, unless the association conducted an audit in the last fiscal year.*

I have communicated with our CPA regarding this issue, and he feels such an audit is unnecessary since he currently prepares our books in accordance with Statements on Standards of Accounting & Review Services issued by the American Institute of CPA's. Cost for an Audit are very expensive, and we would have to engage another firm to conduct the audit.

He currently prepares our records in the form of a compilation which is limited to presenting in the form of financial statements information, that is representative of management.

Based upon his professional advice and my own I am presenting a motion that we forgo the requirement of performing an audit of our financial records, and I, therefore, request a vote of the attending membership to waive this requirement for our Fiscal Year ending December 31, 2024.

Greg made a motion for the attending membership to show hands for approval of NO audit. All members present raised their hands. Henry made a motion for the BOD to approve NO audit for the record, Marie seconded the motion, all in favor, motion carried.

Marie Lawrence made a motion to accept the Treasurers report, Linda Gonzalez seconded the motion, all in favor, motion carried.

Henry make a motion to accept the 2025 Budget, Greg seconded the motion, all in favor, motion carried.

**Marie Lawrence, Interim VP/Secretary**

Before I start my report, I would like to make a motion to accept the Minutes of the Annual Meeting from 2024, David seconded the motion, all in favor, motion carried.

In 2024, a total of 13 homes were sold. I think that must be a record of some kind in Briar Patch. Only 6 homes sold in 2023. So far this year, 3 have sold and 4 homes so far are up for sale, at this point in time.

I would like to welcome all these new homeowners. I hope some of them are here today.

Next week I will be bringing everything to the printer's for our 2025 Directory. Please, please put your directory somewhere where you can access it when you need to refer to it for any questions you might have or if you need to look up your neighbor's phone number.

I would greatly appreciate it, if you accessed your directory or our website to answer a question that can easily be found either in your directory or on our website briarpatchnpr.com. Just go to General Information and you will find all the answers you need.

This directory has information about when our meetings will be for the coming year, about trash pickup and recycling, what to do when your roof leaks, where to get another coach lamp for your garage, what to do when you lose your mailbox key, what our HOA fees cover and what is the homeowners' responsibility. And, much more.

Looking forward to a great year ahead.

**Diolinda Gonzelez, Dir. of Clubhouse**

The Clubhouse updates are as follows:

Tomorrow night, Tuesday, March 11th at 6:30PM Game nights is starting again with Trivia. Then the following Tuesday, March 18th, we will have wine tasting.

Please read our monthly Briar Patch newsletter for more game night information.

I would like to give a special thank you to everyone who helps us with everything that needs to get done Around Briar Patch, like our newsletter, our pool, game nights, all our different events and activities, training classes, clubhouse bookshelves, donating supplies and table covers, etc. None of this would be possible without everyone's help! Thank you so much to everyone for your dedication to make all this possible!!

We need to work and live in unity to continue to keep Briar Patch a great place to live!

**David Vangsness, Director of Roads & Grounds**

## 1. ROADS

Although the streets in Briar Patch belong to the city, we monitor their condition and report any problems to the Department of Public Works. One depression on Big Loop caused by a drainage pipe leak was reported and repaired.

Two additional 15 MPH speed limit signs on Big Loop were requested and installed.

## 2. LANDSCAPING

Cutters Greenscapes continues to provide lawn maintenance, shrub trimming and mulch spreading and significant issues have not arisen.

## 3. IRRIGATION

Our aging irrigation system continues to have issues on a regular basis but these have been addressed and taken care of by Cutters. They also maintain the rust removal system and insure that it is working properly. There still is some rust in the well water so we have asked Cutters to increase the concentration of the rust removal chemical. We will continue to monitor the water quality going forward.

If any homeowner notices the sprinklers spraying water on the sides of our buildings, please report this to the HOA as soon as possible.

## 4. STORM DAMAGE

3 major storms caused significant tree damage on our property. Tree removal and debris cleanup and removal caused our grounds maintenance expenses to be about \$6,000 greater than last year.

Our white fence that runs along Trouble Creek was also damaged and required repair. The inside of the fence, which receives little sunlight, had become heavily soiled with mildew so we had it power-washed and chemically treated to deter any future mildew growth.

### **Voting Committee:**

All three members up for election were voted in for another two years.

Greg Davis, Henri Perri and Marie Lawrence

### **Guest Speaker:**

Debbie Manns City Manager,

She has been dedicated in rebuilding New Port Richey.

Our property values have increased but our millage has decreased for six years in a row.

There are new projects/renovation for New Port Richey:

- Downtown New Port Richey
- US 19
- Grand Blvd from Marine Parkway to Gulf Drive

As per Debbie Manns, New Port Richey has 47% rental properties which is a very high percentage. She will be reviewing the statues to see if changes are needed to be implemented.

Garbage/Waste cost will not be included in the 2026 taxes for Briar Patch residence. Briar Patch HOA will be billed for the garbage/waste cost since this expense is paid through the HOA fees.

Debbie Manns will speak to the Post Master General to have "The Bridge" City of New Port Richey newsletter delivered to Briar Patch residence.

Pasco County is responsible for the property on Thys between Trouble Creek and SR 54. To report illegal dumping, we will need to contact Pasco County Public Safety Communication at 727-847-8102. Debbie Manns will speak to Denise Anderson concerning this issue.

*A Deed Restricted Senior Community 55+*

## **New Business:**

Greg Davis brought to everyone's attention that we will be re-roofing 7 more buildings. Greg made a motion for the BOD to allocate 460,000 to finish the east side of Briar Patch. Marie seconded the motion, all in favor, motion carried.

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

I live at 4505 Slippery Rock, what time does the sprinkler system come on? I have never seen it operating.

Dave: They come on at various times, I don't know when, I'll have to check with the landscaping company.

Evelyn: Please give or put out a schedule

Janet Bowman: I called after the hurricane and the person was rude. I asked them could they take a picture and was told "why can't you go outside" I explained I was in upstate NY. I would have liked a picture of my beautiful tree. Dave: explained that he was not rude!

Greg: explained that he has pictures and would send them later today

Rosemarie Maclaughlan: There is an issue with solicitors, a guy saying he was from spectrum was very pushy, asking a lot of questions.

Another person asked "Is there a sign that says "no soliciting"?"

Greg: Yes there is a sign. I ask every homeowner to not entertain solicitors. DO NOT OPEN your door, they may be a criminal trying to do a "push in" robbery. Please do send an email to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com) or call 727-808-2101 to notify us. I have chased out several solicitors explaining, if they do not leave the neighborhood forthwith, I will call the police.

UNK: I been here 18 years and this is the worst board, you are bad! We all told him to please come up and take over if he thought he could do better.

Someone stated the box on Remus is leaning. Greg: we are not allowed to repair them without USPS involvement. Gwen stated that 3 years ago they contacted the district post master ? who said we could replace them as is.

Greg mentioned he communicated with local post master, who stated if a box falls they will not deliver mail. He insisted that they would put a central location, without consideration of land ownership. We are sending notice to the USPS that we have a plan to reduce the boxes in number by half. We will await their response and then utilize our attorney as needed.

Greg asked for a motion to adjourn the meeting Marie made a motion and Linda seconded it.

.Meeting adjourned 2:45pm