Briarwood Falls Condo Association Minutes for 2nd Quarter Community Meeting April 21, 2022 at 6:30 PM

(Approved July 28, 2022)

Chair: Chris Burke Minutes Submitted by: Joe Geiger / Secretary

Board Members

Chris Burke, President, Karen Pontrelli, Treasurer/Director,

Present:

Bill Cucchi, Director, Joe Geiger, Director, and John Pacheco, Director

Guests:

21 Community members joined by Zoom

Board Members

Absent:

Pat Perna, VP

TOPICS	DISCUSSION
1) Call to Order	Chris called meeting to order at 6:30 PM
2) Additions to Agenda	Due to increased incidence of Covid-19 in our community, as well as in the surrounding area, the meeting was changed from an in-person meeting at the Community Center to a Zoom meeting. The agenda presentations by Cindy Nowlan from Hale YMCA and Ron Sabatos have been rescheduled for 3 rd Qtr. 2022, July 28 Community Meeting.
3) Community Member Input	None
4) Approval of Board Meeting Minutes 5) Treasurer's Report	 Minutes of 1st Qtr. January 20, 2022 Executive Board Meeting Joe Geiger made motion to approve the minutes Bill Cucchi 2nd motion All approved acceptance of the minutes. Karen presented the 1st Qtr. Operating Financial Statement, January - March 2022
	 Total Income: \$\$83,004 Total Expenses: \$72,254 The YTD difference of income vs. expenses was \$6687 Total Reserves at the end of quarter: \$176,851 Balance in Business Checking Account: \$25,378 Balance in Regular Savings Account: \$2,609
6) Repairs and Maintenance	 Bill provided summary of maintenance and repair issues over the 1st quarter. 2 clogged gutter drains Windowpane seal problems - 5 on Phase 1 Units; 3 on Phase 2 Units Siding damage - melted/warped due possibly to solar reflection; hole from strike of some kind. Willimantic Waste cleaned up Hydraulic oil leaks from trash truck onto

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	roads. Garage door sensor adjustments on 2 Units Loose/missing roof shingles -2 Phase 1 Units: 3 Phase 3 Units Water leaks – around basement form pins on several units: sliding basement window 14 MB Missing gutter drip edges Reset gutters and downspouts Paint doors Reset dislodged large stone 11-12 SB driveway
7) Old Business	Chris Burke thanked Paul Furdon (19 MB) for replacing the worn and tattered US Flag on the Community Center Flagpole
8) New Business	None
9) Next board Meeting	 Exec board Meeting, May 19, 2022 at 10 AM 3rd Qtr. Community Meeting, July 28, 2022 at 6:30 PM
10) Community Member Input	None :
11) Adjourn	Chris Burke called for meeting to be adjourned Bill Cucchi made motion to adjourn Greg Dexter 2 nd motion All approved. Meeting adjourned at 6: 58 PM.