

Briarwood Falls Association
Quarterly Community Meeting
July 25, 2024 at 6:30 PM
Meeting Minutes
(APPROVED)

Chair: Pat Perna

Minutes Submitted by: Nancy Daley

Members Present: Pat Perna, President; Karen Pontrelli, Treasurer/Director; Joe Geiger – Secretary/Director (outgoing); Greg Dexter, Director; Bill Cucchi, Director (outgoing); Nancy Daley, New member (Director/Secretary)

Community Members Attending: # Units - 27
 # Units on Zoom - 1

Topics	Discussion	Action
1. Call to order	Meeting Called to order at 6:30 by Pat Perna	
2. Approval of/additions to the agenda	Pat Perna added Correspondence to the agenda as item #3	
3. Correspondence	<ul style="list-style-type: none"> • Pat Perna read a note from American Legion #21 thanking the community for the \$100 donation to sponsor a tee and their gold tournament. • Pat Perna read a letter of resignation from the Executive Board from Dave Musto dated 7/23/2024. 	Letter of resignation is accepted.
4. Community Member input (Limited to items on the agenda; comments limited to 2 minutes Maximum)	None	
5. Introduction and welcome of Nancy Daley as a new Director	Pat Perna introduced Nancy Daley as a new Director/Secretary to the board filling the 2 years remaining of a three year term until 2026.	
6. Approval of Board Minutes – April 25, 2024 Community Meeting	Minutes of the April 25, 2024 1 st Quarterly meeting were presented for approval. Cited corrections: Delete the following language from item 10. <i>“Either companies’ fiber service will provide a marked improvement in internet speed and signal quality over our</i>	On a MOTION by Charlene LaPrey, SECONDED by Art Rickey to accept Minutes of 1 st Quarterly Community Meeting of April 25,

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	<i>now wire cable service from Frontier and Breezeline. Both can provide very fast down load speeds. However, Frontier's FTTP technology has faster upload speeds versus Xfinity's FTTN technology."</i>	2024 as amended VOTE Approved
7. Treasurer's Report	Karen Pontrelli presented the financial statement for the 2nd quarter 2024: Total Income: \$84165 Total Expenses: \$86401 Difference was \$4420 Total Reserves: \$258869 YTD Business Checking Balance \$11,496	
8. Repairs and Maintenance Summary	Bill Cucchi gave a summary of repairs and maintenance tasks completed in the second quarter. See attachment.	
9. Community Vote to Change number of Board Directors to 5	During discussion several unit owners asked questions and commented for and against the motion.	On a MOTION by Walter Rosinski, SECONDED Diane Clune to accept change the number of Board Directors from 7 to 5. VOTE: Approved
10. Condo Property Sale Pending	Pat Perna stated that Greg Dexter and Joe Geiger found multiple listing for the remaining undeveloped property as pending. Greg Dexter stated that two days ago he discovered that the land is under contract. This appears to mean that the current developer will not be building.	
11. Fiber Cable Service Agreement with Xfinity	Joe Geiger stated that an agreement with Xfinity has been signed with no charge to the community. There is no schedule yet as to installation. Xfinity has agreed to provide notice in advance of installation.	
12. Speed limit on Deerwood Drive	Pat Perna referenced the notice sent out to the community concerning speed on that street. She referenced the notice sent out to the community asking for awareness of speed limit on Deerwood.	
13. Replace 2 Fire Extinguishers in Community Center	Joe Gieger stated that every 6 years fire extinguishers need to be serviced or replaced. It is less expensive to replace than to service at \$42.52 each including tax.	On a MOTION by Charlene Lapreay, SECONDED by Jan Lucier to replace two

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		fire extinguishers spending \$85.04 VOTE: Approved
14. Committee Reports	<p>Social Activities Committee</p> <p>Greg Dexter reported that activities are posted on the bulletin board in the Community Center.</p> <ul style="list-style-type: none"> • The book club is on leave until the fall. • The following activities were very successful: <ul style="list-style-type: none"> ○ Ice Cream Social in June ○ Garden Tour with refreshments ○ Garden Tea Party • BlocNic – Picnic and Block Party – Sept 15 • Outdoor games and food will be available. Details are still being organized for this event. • American Legion #21 will be holding monthly meetings at the Community Center beginning in September. An invitation will go out to veterans in the community to attend these meetings. The American Legion meeting schedule is posted on the bulletin board. 	
	<p>Uniform Fee Committee</p> <p>Joe Geiger stated that the committee is close to having the presentation finalized. As soon as it is, a date for presenting to community will be set.</p>	
15. Old Business	None	
16. New Business	A letter from Pat Perna to Bill Cucchi and Joe Geiger was read by Karen Pontrelli extending appreciation of all the time, energy and expertise that these men provided to the Executive Board and the community during their terms on the board. Those in attendance gave a standing ovation.	
17. Next Community Meeting	<ul style="list-style-type: none"> • Executive Board August 8, 2024 at 11:00AM • Quarterly Community Meeting October 24, 2024 at 6:30PM 	
18. Community Member Input	<ul style="list-style-type: none"> • Betty Benoit stated that the community should consider a management company. • Mary Ellen Snyder stated that there were two sink holes in her driveway and someone needs to look at it. • Molly Trusdale stated that a couple of the 	<ul style="list-style-type: none"> • Joe Geiger said that the board has secured quotes to replace the driveway and it will be further discussed at the

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	machines in the Exercise Room are not working.	August 8 Executive Board meeting. <ul style="list-style-type: none"> • Joe Geiger said he would address exercise equipment.
19. Adjourn		On a MOTION by Charlene LaPrey and others, SECONDED by several members to adjourn the meeting at 7:40PM VOTE Approved