

**Briarwood Falls Condo Association  
Executive Board Special Meeting Minutes  
March 24, 2021 10:00 AM**

**Chair:** Chris Burke

**Minutes Submitted by:** Karen Pontrelli

**Members Present:** Chris Burke, President, Pat Perna, VP, Karen Pontrelli, Treasurer, Bill Cucchi, Director, and John Pacheco, Director

**Guests:** Eight homes were represented.

**Members Absent:**

TOPICS	DISCUSSION	ACTION
1) Call to Order	<ul style="list-style-type: none"> <li>Chris B called the meeting to order at 10:00 AM.</li> </ul>	
2) Additions to Agenda	<ul style="list-style-type: none"> <li>There were no additions.</li> </ul>	
3) Community Member Input	<ul style="list-style-type: none"> <li>There was no input.</li> </ul>	
4) Quotes for Water Issues	<p>Discuss for possible action the quotes received to remediate basement flooding and associated issues.</p> <ul style="list-style-type: none"> <li>Bill C received quotes from three vendors to address the water issues:               <ul style="list-style-type: none"> <li>CT Basements, Brilliant Basements, and Budget Dry Waterproofing.</li> </ul> </li> <li>Bill C moved to recommend that we hire Brilliant Basements. Chris B seconded the motion.</li> <li>Discussion:               <ul style="list-style-type: none"> <li>Interior French drains and sump pumps for the following:                   <ul style="list-style-type: none"> <li>5 Mockingbird = \$7,000</li> <li>11 Mockingbird = \$7,200</li> </ul> </li> <li>Fill cracks in foundation:                   <ul style="list-style-type: none"> <li>11 Oriole = \$1,000</li> <li>15 Oriole = \$900</li> </ul> </li> <li>Add battery backup for sump pump:                   <ul style="list-style-type: none"> <li>2 Starling - = \$900</li> </ul> </li> </ul> </li> <li>After a discussion, Bill C moved to table the motion until the Board has a conference call with Attorney Chas. John P seconded the motion. In favor: John P, Bill C, Karen P. Opposed: Pat P. The motion carried.</li> </ul>	<p>Bill will setup a conference call.</p>

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<b>5) Community Center</b>	<p>Discuss for possible adoption to reopen the Community Center and standards to be met.</p> <ul style="list-style-type: none"> <li>• Pat P moved to purchase a Petric backpack cleaner for the cost of \$229.99. Karen P seconded the motion. All were in favor.</li> <li>• Pat P moved to hire a cleaning service for the center. There was no second. After a discussion, Pat moved to table the motion. Bill C seconded the motion. All were in favor.</li> </ul>	Pat will order the backpack cleaner.
<b>6) Declaration</b>	<p>Discuss changes to “Proposed” Declaration for possible recommendation for adoption.</p> <ul style="list-style-type: none"> <li>• After a review of the 2016 Declaration, Chris B asked if the Board would be in favor of sending the document to Chas to update, remove any proposed changes, and only add the federal and state statutes. All were in favor.</li> </ul>	
<b>7) Maintenance Standards</b>	<p>Review Maintenance Standards for possible recommendation for adoption.</p> <ul style="list-style-type: none"> <li>• Pat P discussed the suggestions made by Joe Geiger for the Maintenance Standards.</li> <li>• Since John P had to leave the meeting to attend work, Chris B moved to table the discussion until all Board members are present. Bill C seconded the motion. All were in favor.</li> </ul>	
<b>8) Next Board Meeting</b>	<ul style="list-style-type: none"> <li>• The next Board meeting will be held on April 8, 2021 at 10:00 AM.</li> </ul>	
<b>9) Community Member Input</b>	<ul style="list-style-type: none"> <li>• Ron Sabatos expressed his concern for removing the proposed changes in Section 6.3 and the financial impact placed on the Association.</li> <li>• Ron mentioned that the new homes were built to code. He questioned whether the Board had the right to ask homeowners to replace hoses on appliances that were installed at the time the home was built.</li> <li>• Ron asked that the language for water heaters be revised, since it is not applicable to the newer homes.</li> <li>• Joe Geiger stated that his suggestions for Maintenance Standards were for the Board to review, accept, or refuse. They were merely recommendations.</li> <li>• Joe stated that he supported Ron S’s comments about the water heaters.</li> <li>• Ralph Mastrangelo asked if the Board was seeking clarification for responsibility of the existing sump pumps or for the proposed ones. Bill C responded that it was for</li> </ul>	

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	both.	
<b>10) Executive Session</b>	<ul style="list-style-type: none"> <li>• Not necessary at this time.</li> </ul>	
<b>11) Adjourn</b>	<ul style="list-style-type: none"> <li>• Chris B asked for a motion to adjourn the meeting. Karen P moved to adjourn the meeting. Bill C seconded the motion. All were in favor.</li> <li>• The meeting adjourned at 11:38 AM.</li> </ul>	