

**Briarwood Falls Condo Association
Community Meeting Minutes
October 27, 2022 6:30 PM**

(Approved January 26, 2023)

Chair: Pat Perna **Minutes Submitted by:** Joe Geiger / Secretary

Board Members Present: Pat Perna - President, Karen Pontrelli - Treasurer/Director, Bill Cucchi - Director, Greg Dexter – Director, Joe Geiger, Secretary/Director,

Guests: 34 community members attended the meeting in Community Center
10 Community members attended on Zoom

Board Members Absent: Dave Musto – Director, John Pacheco - Director

TOPICS	DISCUSSION
1) Call to Order	<ul style="list-style-type: none"> • Meeting called to order at 6:30 PM.
2) Introduction of new Owners	<ul style="list-style-type: none"> • Pat recognized new owners: <ul style="list-style-type: none"> ➢ Linda Loubier – 11 Mockingbird ➢ Claire Johnson and Laura Memoli (sisters) New owners were not present.
3) Additions to Agenda	<ul style="list-style-type: none"> • None
4) Community Member Input	<ul style="list-style-type: none"> • None
5) Approval of Board Meeting Minutes	<ul style="list-style-type: none"> • Minutes of July 28, 2022 Community Meeting Joe stated that last sentence in Agenda item 10 should be deleted because the Board did not yet post Ron Sabatos' s July 28 Common Fee presentation on BF Website. Updated version of the presentation will be posted in January. Bill made motion to approve minutes with deletion cited above. Greg 2nd motion. All approved
6) Treasurer's Report	<ul style="list-style-type: none"> • Karen presented the financial statement for the last quarter July - September 2022 <ul style="list-style-type: none"> ➢ Total Income: \$77,907 ➢ Total Expenses: \$71,066 ➢ Difference or Net Income: \$6841 ➢ The YTD difference of income vs. expenses: \$12,736 ➢ Total Reserves at the end of quarter: \$ 171,342
7) Repairs and Maintenance	<ul style="list-style-type: none"> • Bill provided a summary of M&R work completed during last quarter. A copy of the summary is attached to minutes.

**Briarwood Falls Condo Association
Community Meeting Minutes
October 27, 2022 6:30 PM**

(Approved January 26, 2023)

<p>8) Common Fee Committee</p>	<ul style="list-style-type: none"> • Joe, Chairman of the Common Fee Committee, presented the proposal made to the Board. The committee will make presentations to the community in January 2023 and, if necessary, reach out to owners who did not attend the presentations to inform them. The presentation had been changed slightly from what Ron Sabatos presented at July 28 Community Meeting. The proposal will be presented to Unit owners for vote in February 2023. If the common fee is approved, the Board would implement the common fee starting January 2024 with a phase-in of the fee change to be done over 3 years.
<p>9) Social activity Committee</p>	<ul style="list-style-type: none"> • Pat reported on Social Activities events: <ul style="list-style-type: none"> ➤ The Halloween Party will be on Saturday, October 29 at 6 PM. Bring dinner item to share, costumes preferred and BYOB. ➤ The Goods and Food Collection Event will start in November and all are encouraged to bring items listed on the preferred donation list that was sent out by the committee. There will be a Morning Coffee on Saturday, November 5, to collect donations and have community members leave donations at tables marked for the three charities being serviced: St. Francis of Assisi, TEEG and ACCESS ➤ Date for Christmas Party to be announced ➤ Committee needs new members and is looking for community members who could bring new ideas and activities to the Committee.
<p>10) Old Business</p>	<ul style="list-style-type: none"> • None
<p>11) New Business</p>	<ul style="list-style-type: none"> • None
<p>12) Next Board and Community Meeting</p>	<ul style="list-style-type: none"> • Exec Board Meeting, November 10, 2022 at 10 AM • Community Meeting, January 26, 2023 at 6:30 PM
<p>13) Community Member Input</p>	<ul style="list-style-type: none"> • None
<p>14) Adjourn</p>	<p>Pat made motion to adjourn meeting. Bill 2nd Motion All approved Meeting was adjourned at 6:52 PM</p>

Attachment: Completed M&R Summary for 3rd Quarter

Briarwood Falls Condo Association
Community Meeting Minutes
October 27, 2022 6:30 PM
(Approved January 26, 2023)

October 22, 2022 Quarterly Meeting
Completed M&R Summary

Power wash house/decks	12
Power wash deck and seal	1
Window seal failure	8
Minor repairs d/w	7
Replace damaged outside lighting	1
Frozen outside spigot	1
Landscape drains clogged	6
Downspout/gutter repairs	7
Replace damaged siding	2
Install French drain	1
Leak in garage	2
Reattach siding	2
Repair lock on slider	1
Re install slider screen	1
Replace defective roof vent boot	1
Clogged gutter	3
Replace section of crushed French drain	1
Adjust garage door sensor	1
Install drain by side stairs	1
Raise front stairs	2
Install ramp near side stairs	1
Replace deck landing	1
Paint Door Trim on Ranch Units	45