Briarwood Falls Association Community Meeting Minutes April 27, 2023 6:30 PM

(Approved July 27, 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 - Director, Dave Musto - Director

Guests:

Attendees: 50 community members were present representing 39 Units.

Zoom Participants: 5 Community members representing 5 Units

Board Members

Absent:

TOPICS	DISCUSSION
1) Call to Order	Meeting called to order at 6:30 PM
2) Additions to Agenda	• None
3) Community Member Input	• None
4) Approval of Board Meeting Minutes	 Minutes of January 26, 2023 Community Meeting were presented for approval. Peg Korsu made motion to accept the minutes Walt Rosinski 2nd motion. All approved
5) Treasurer's Report	 Karen presented the financial statement for the first Quarter 2023 Total Income: \$81,455 Total Expenses: \$77,877 Difference was \$3578 Total Reserves at the end of quarter: \$191,725 Business Checking Balance \$30,158 Two \$50,000 CDs were purchased for 30 months at 5% interest.
6) Repairs and Maintenance	Bill summarized work completed during 1 st quarter. His summary is attached.

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7) AED Defibrillator for Community Center	 Pat presented the opportunity that the Board had to obtain AED defibrillator. Back when the Community Center was first opened it was considered to buy a defibrillator but at that time the cost could not be justified because there were no activity plans for the center. Now that we have more activities planned for the community center the Board is reconsidering purchase of one. Through a family connection of an owner, we can obtain a ZOLL AED Defibrillator at about a 50 % discount. This purchase has not been budgeted for this year so we need owners' approval to proceed with the purchase. Ralph Mastrangelo made motion to approve the Board to purchase a defibrillator. Joanne DeCarli and Diane Clune 2nd motion. All approved
8) Old Business	• None
9) New Business	None
10)Common Fee Vote Count	 Call was made for 4 community members to come forward to open the ballots submitted for the common fee proposal and count the votes. Art Rickey, Diane Clune, Joanne DeCarli and Sue Furmanski opened ballots. Tom Meyer was an observer and counted the votes placed in Yes and No piles. Vote count as recorded at the meeting: 49 Yes; 34 No The proposal was not approved.
11) Next board Meeting	 Exec Board Meeting, May 11, 2023 at 10 AM Community Meeting July 27, 2023 at 6:30 PM

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12) Community Member Input	• None
13) Adjourn	Pat called for motion to adjourn meeting. Carol Pacheco made motion to adjourn. Tom Meyer 2 nd motion. All approved. – Meeting was adjourned at 7:03 PM

April 2023 Quarterly Meeting Completed M&R Summary

Window seal failure	6
Sliding window lock not working	1
Roof vent boot leak	1
Repair front posts on front porch	1
Wind damage to roofing	2
Photo cell replacement on entrance sign	1