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

(Approved October 26, 2023)

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

Board Members

Pat Perna - President, Karen Pontrelli - Treasurer/Director, Bill Cucchi - Director,

Greg Dexter - Director, Joe Geiger - Director, Dave Musto - Director

Guests:

Present:

Attendees: 20 community members representing 15 Units.

Zoom Participants: 9 Community members representing 8 Units

Board Members

Absent:

TOPICS	DISCUSSION
1) Call to Order	Meeting called to order at 6:30 PM
2) Additions to Agenda	• None
3) New Community Members	Pat introduced our new community Member Robert Sayles at 9 Snowbird. Bob moved here from Putnam.
4) Community Member Input	• None
5) Approval of Board Meeting Minutes	 Minutes of April 27, 2023 Community Meeting were presented for approval. Charlene LaPreay made motion to accept the minutes Art Rickey 2nd motion. All approved
6) Board Officers & Meeting Schedule	Pat introduced Board directors for 2023-24. Only 2 nominees, incumbents, applied and were selected for new terms. Board Officers are President – Pat Perna Vice-President – Dave Musto Treasurer - Karen Pontrelli Secretary – Joe Geiger
	Maintenance Director – Bill Cucchi Liaison for Activities Committee – Greg Dexter
	Dates for Executive Board meetings - 2 nd Thursday of month Dates for Community Meetings – 4th Thursday October, January, April, and July.

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7) Treasurer's Report	 Karen presented the financial statement for the second Quarter 2023 Total Income: \$81,730 Total Expenses: \$84,446 Difference was: - \$2736 Reserve balance: \$95,522 CDs (Reserve): \$100,981 Business Checking balance: \$23,819
8) Repairs and Maintenance	 Bill summarized work completed during 2nd quarter. His summary is attached. Bill announced that we are seeking a repairman or service for the windows used in the Ranch and Cape units. Our previous repairman can not longer do this work.
9) Committee Reports	 Social Activities Committee – Greg summarized the activities that took place over the last quarter and extended a big thank you to all who planned and participated in the events. A special thanks was extended to Dianne Clune and Pam Provost for taking the lead on and posting the schedule for these activities. Events coming up include Block Party w/ DJ, August 12, Picnic, September 9, Veterans Day Ceremony, November 11 in AM. Greg stated that at Veterans Day ceremony all BF veterans will be honored. He asked that all BF veterans send him info on their military service, i.e., branch and service years, unit, etc. Greg asked for volunteers to help with sprucing up the Gazebo, wash, paint, etc. Schedule for work will be announced soon. Steve Rizk presented plans for the Community Picnic on Sept. 9th. He gave a big thank you to all the community members who have volunteered to help plan and set up for the picnic. He asked that community members volunteer to bring appetizers, deserts, condiments, etc. A sign-up sheet for this will be posted on Community Center bulletin board or you can e-mail Steve telling him what you plan to bring.

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10)Old Business	None
11) New Business	 Debbie Musto inquired if the Community Center could be used for a BF chapter of a TOPS Club (Tale Off Pounds Sensibly). It is a non-profit non-commercial activity for BF residents only. Group will be self-governed. The Board agreed to address this request at the August 10th Meeting.
12) Next board Meeting	 Exec Board Meeting, August 10, 2023 at 10 AM Community Meeting October 26, 2023 at 6:30 PM
13) Community Member Input	 Mark Aschenbach informed members that there is a fox wandering in the community area that appears to be sick. He cautioned folks to keep away from it.
14) Adjourn	Pat called for motion to adjourn meeting. Steve Rizk made motion to adjourn. Pam Provost 2 nd motion. All approved. – Meeting was adjourned at 6:58 PM

Attachments: Summary M&R Tasks Completed 2nd Quarter

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July 2023 Quarterly Meeting Completed M&R Summary

Window seal failure	9	
Replace defective outside GFCI breaker		
Paint ceiling from roof vent boot leak		
Siding/gutters/downspout issues		
Treated mold in attic		
Remove Alberta spruce		
Water in basement		
Reset patio blocks		
Power Wash		
Fill hole in Retaining Wall		
Driveway repair		
Repair light on side of garage		
Replace/repair defective outside spigot		
Stain deck		
Trim trees		
Reset rock after truck hit it		
Replace rotted deck boards		
Remove dead tree		