

Briarwood Falls Association

Minutes for September 29, 2020 Special Meeting for Document Approval

Date: Tuesday, September 29, 2020

Time: 6:00 PM

Location: Online via Zoom and telephone

Board Members Present:

Chris Burke – President

Pat Perna – Vice President

Pam Provost – Secretary

Karen Pontrelli – Treasurer

Bill Cucchi – Director

John Pacheco - Director

Association Members Present: Representation from 49 homes

I. Roll Call

The meeting was called to order at 6:04 PM. Pam Provost (Secretary) conducted a roll call of all residents on-line and on the phone.

II. Proof of Notice of Meeting

Pam Provost (Secretary) read the Purpose of the Meeting as distributed to the community.

III. Discussion of Amended Declaration, Amended Bylaws and Maintenance Standards

Chris Burke (President) introduced Franklin Pilicy from the Association's legal counsel of Pilicy & Ryan, PC.

Franklin Pilicy outlined the changes to the state statutes for the Bylaws and the Declaration, including the dispute resolution process and protections for unit owners, consent of owners for entry to units, and insurance policy standards in the Declaration that protect the financial security of the Association. He then discussed the Maintenance Standards, which do not require a vote of approval, but are necessary to limit liability of the Association in preventing failure of high-risk components of a unit. Franklin confirmed that the Association is bound by the new laws, even if the restated Declaration and amended Bylaws are not approved.

Several Association members asked questions regarding various sections of all three documents for clarification and comment. The questions and comments were documented for future discussion.

IV. Unit Owner Vote to Approve Amended Declaration and Amended Bylaws

Chris Burke requested that Association members vote using the paper ballot that was distributed to all members.

X. Adjournment

Chris Burke proposed to continue the meeting, rather than adjourn it, so that voting can take place. Chris Norman moved to continue the meeting. Jabbar Mowaish seconded the motion. All were in favor. The online meeting ended at 8:27 PM.

Minutes submitted by: Pam Provost