## Briarwood Falls Association Special Executive Board Meeting Minutes August 30, 2023 9:00 AM

(Approved September 14, 2023)

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

**Board Members** 

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

Present: Greg Dexter – Director, Joe Geiger - Director, Bill Cucchi – Director,

Dave Musto – Vise President (on Phone)

**Guests:** 

Attendees: Jim Costa, Tom Gaylord, Carla Marcus, Nancy O'Leary

Robert & Carol Romprey

## **Board Members**

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TOPICS	DISCUSSION
1) Call to Order	Meeting called to order at 9:00 AM
2) Purpose	This meeting was called to discuss options for procuring a replacement contractor for Landscape and Snow Removal service. Our current contractor, Baribeau Lawn & Tree, LLC has informed us that he would be terminating his contract at end of October 2023.
	Three lawn services in the area expressed interest in taking on the work but after visiting and accessing the site and requirements two declined to make a proposal/quote.
	We obtained quotes from Full-Myle Grounds, LLC, operated by Myles Racine, to provide the services. Myles was recommended by Ron Baribeau as his replacement. We have been using Myles power washing service for the last two years. Full-Myles Grounds, LLC has been in operation as a landscape contractor for about 10 years and is located on Maple Street in Dayville.
	Myles provided 2 contract quotes:  1. 17-month contract basically providing the same work detail as Baribeau contract starting November 1, 2023 and continuing through March 31, 2025 and at the same cost as the Baribeau contract for those months.  2. 3-year contract basically providing the same work detail as
	Baribeau contract starting November 1, 2023 and continuing through October 2026. Cost in first year the same as Baribeau contract then increasing by 1% for each subsequent year.
	Myles said, if we approve the contract with him, he plans to purchase

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Ron Baribeau's large snowblower to do the driveways.

Bill recommended we consider Contact 1 which will give us the opportunity to gain experience with the contractor's service. If satisfactory we could then consider casting a new contract with Myles in March 2025.

Joe said that he has heard good reports on Full-Myle Grounds work in

Joe said that he has heard good reports on Full-Myle Grounds work in discussions he has had with others in the area.

Questions were taken from 6 community members present. There were general questions about the service to be provided but no one had any concerns or objections to using this contractor

Pat asked for motion.

Bill made the motion to accept Myles' proposed contract 1 for the 17-month term and to increase the time to notify of contact termination by either party from 30 days to 60 days.

Joe 2<sup>nd</sup> motion

Dave amended the motion to increase time for notification of contract termination by either party to 90 days.

Joe 2<sup>nd</sup> that motion.

Karen stated we needed to change the Association name in the opening paragraph; remove condominium and make it Briarwood Falls Association, Inc.

Also, in Section 3. Payment; change "Owner to pay by 15<sup>th</sup> day of month" instead of 10<sup>th</sup> day to better accommodate delivery delay typically encountered with bank sent check.

Pat called for vote on the amended motion

Vote: YES - Joe, Karen, Dave, Greg, Bill, Pat

Unanimously approved

3) Adjourr	1	rr	uı	0	dj	A	)	3	
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Pat called to adjourn meeting.

Joe made motion to adjourn.

All approved. – Meeting was adjourned at 9:53 AM