

# Briar Park Village

## Board Meeting

05-22-2023

Present: Jan - Russ - Angela - Shawna

Mgmt: Linda - Saleha

Absent: Lynn

Guests: A-9 Rita & K-4 Dionne

The Meeting was called to order at 6:06 pm by Board President Jan Paul.

The Minutes of the April Board meeting were individually read. Russ made a motion to Approve. Angela seconded. The motion carried.

The Board recognized guests :

A-9 Rita reported concerns regarding her roof and chimney, and previous damage to her ceiling. After the first year of buying the place, there was a roof leak in the condo. A contractor came out and made a fix, but later the problem still persisted. Currently, the roof is failing in her opinion. Her questions to the Board were as follow:

1. when roofs were replaced, were they done correctly?
2. can another contractor or structural engineer inspect the roofs?
3. where the roofs leaked, does the HOA take care of the stained ceiling inside?
4. is there HOA insurance to address these items?

The Board will discuss these questions and get back to the homeowner regarding resolutions.

K-4 Second guest Dionne has concerns about foundation issues. Her front and back doors are not closing correctly. There is a popping sound in the walls. The grass is cracking deeply on the south side of the house. Since there has been rain, the ground has gotten better. The sprinklers are not working properly. Her back patio concrete is cracking and the drywall tape is coming loose inside the home. A request was made for an inspection of the condo. The Board will discuss resolutions to the issues.

The guests then left the meeting.

The 2023 Annual Meeting was discussed and was decided to be held on 7/24/23. Details are: Sign in 6:00-6:30, with the meeting at 6:30-8:00 pm. The location is planned for the church located on Avenue K. The Association will make a donation for the use.

Briar Park Village

Board Meeting

05-22-2023

Page - 2 -

Board seat positions were reviewed. Shawna is resigning. There will be an election at the annual meeting for two positions.

Audit of financials is in progress for the calendar year 2022.

A new contract has been signed for the electricity provider.

Richmond Landscape Company has planted spring flowers at both entrances and photenias are scheduled for trimming per contract. Yaupons will be considered for planting where the Red Bud trees died along Jupiter Road.

The 2023 pool permit has been obtained and the pool will open on 5/26/23. Pool plaster has been repaired and underwater light gaskets have been replaced.

Deck-O-Seal for the coping needs to be completed at the pool. The cost is \$1600. Russ made a motion to have it completed and Shawna seconded. The motion carried.

Requested pest control services have been completed.

Storage sheds were discussed for maintenance materials. Jan made a motion for a small shed. Russ seconded and the motion carried.

New porter service will begin on June 1<sup>st</sup> with Sammy Tucker at the same monthly rate of \$400.

Chimney caps will need to be replaced in the future. The Board will consider adding this cost to the 2024 budget.

Sprinklers will be turned on 5/26/23.

Submetering installation will start on 6/1/23.

Management presented the April financial statements.

The next Board meeting was set for 6/19/23 at 6:00 pm at Country Burger.

With no further business, Russ made a motion to adjourn and Angela seconded. The meeting was adjourned at 7:52 pm.