

Fairways at Brookside (FAB) II  
Council and Residents Meeting  
March 17, 2025

In Attendance:

Kristie Galanti, Vice President  
Jane Birks, Treasurer  
Jean Creedon, Secretary  
Kelly Colfer, Chair of Committees  
Property Manager, Brad Jones via phone

Absent:

Craig Cobbs, President  
Jane Shingler, FAB Trust Representative

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The meeting was called to order at 7:00 PM followed by the Roll Call.

Secretary's Report:

Jean Creedon reported the January 13, 2025, Minutes of the Council and Residents meeting were previously approved by Council for distribution. Council then voted unanimously to accept the Minutes.

Treasurer's Report:

Jane Birks reported that as of February 28, 2025, our total assets are \$345,275.61. The death benefit of the annuity we had was distributed in full, without any penalties, at a value of \$72,446.15, and has been put into our Reserves until Council decides whether to put it in a short-term investment or use it as needed. The budget was on track until the expenses of the harsh winter weather and another water main issue took its toll. The income year-to-date is \$56,994 and expenses year-to-date are \$61,025.78 and we have already had to dip into the Reserves. Jane stressed that our property management company does a very good job of knowing what money to move and when to adjust as necessary. The Treasurer's report was voted on and passed by the Council unanimously.

Committee Report:

Kelly Colfer said there was nothing to report on from the Committees. Someone asked for the status of the Welcoming Committee document for new residents and Kelly said it is in the hands of Council and Brad to work on.

### FAB Trust Representative Report: (given out of order from the agenda)

Jane Shingler had submitted her report to the Council to share as she was unable to attend the meeting, and Jean Creedon gave a summary of the report. Repairs made to the pool included fixing cracks in the cement around the pool, a skimmer box leak, and a repair to the timer on the lights. FAB II is the only section that needs more pool tags and that will be addressed. The pool will again open on Memorial Day and close on Labor Day. New this year, the pool will be open from 12 – 8 PM. There will be time set aside for adult swims and aqua aerobics will be offered. The report on the Clubhouse noted that the use of it has increased greatly, the front doors will be replaced, and an updated lock system will be installed, more curtains will be added to help with heating/cooling and privacy, and one of two sliding doors at the ends of the room will be replaced with fixed glass. Attention will be given to the FAB sign at the main entrance to improve its appearance and improve lighting. Plans for improvement to the HVAC system have been made to increase air flow and efficiency. The question of pipes under the tennis/pickleball courts is still an issue that is being addressed so that a cost can be determined to fix or replace the courts that are in poor condition. The FAB Trust has sent out the new parking regulations for the lot near the tennis/pickleball courts, Clubhouse, and pool and the policy of no overnight or permanent parking will be enforced. Signs have been posted. The final project addressed in this report is the improvement of safe passage on the walkway that leads to the pool. The Trust is considering putting a handrail along the walkway and will continue to explore options that add other safety measures that are not cost prohibitive. Finally, Jane announced that she is not running for re-election as the FAB Trust Representative in May and is quite willing to share information and paperwork with the new Representative.

### Manager's Report:

Brad Jones provided a new estimate to have the flooding issue at Unit 2905 fixed. A motion was made, and it passed unanimously, to spend \$4,250.00 on the repairs. Brad gave a report on the water main break in Building A. The cost of the repair was \$6,619.00. Brad was on sight when the plumbers were there to be sure it wasn't something that was connected to the last major line break and therefore under warranty. This one was four feet from the last one. This expense used a huge amount of the budget for sewer line maintenance and therefore we will have to table the project to flush the main sewer lines. When asked if there was a reason this happened again at Building A, Brad said that when the pipes were originally installed, they did not properly backfill. Brad will soon be providing to Council the price estimates for the "power" washing of more buildings. The next topic was the patio fence project. A number of residents in attendance were confused about what the project will entail. Brad said he is working with Turfpro on the pricing and uniformity though out FAB II is the goal. The condition of patio fences at units varies, some

have been well maintained, some will just need power washing, some will need to be repaired, and some will need to be replaced.

**Old Business:**

The items on the agenda scheduled under Old Business were addressed in the Manager's Report.

**New Business:**

Council reminded residents that there will be three Council seats up for election at the annual meeting in May, as will the FAB Trust Representative. Both Jean Creedon and Jane Birks informed residents that they will not be running for re-election and as previously noted, Jane Shingler will not be running for re-election as the FAB Trust Representative. Jean said if residents were interested in learning more about the responsibilities of these positions, Council could set up an information informational meeting. In response to some questions from residents, Council explained that after the meeting in May, Council will elect their officers and while some experience with what the positions entail would be helpful there are no specific requirements to hold an office.

**Open Forum:**

A resident noted that there is a tripping hazard on the sidewalk outside unit 2911 and it should be investigated.

Regarding the patio fences, a resident asked Brad if he could identify the percentage of fences that will need to be replaced, repaired, or need the stain color corrected and he replied he did not at this time. Residents raised the problem of woodpeckers and carpenter bees damaging some of the fences. One person said they were patching the fence as the holes appeared and didn't want it to get to the point where the damage caused will require her fence to be replaced rather than repaired. Jane Birks informed those in attendance that the fence project has not been voted on by Council and that she is not in agreement with requiring all fences to be replaced. She said that two years ago she had her fence done and feels it should be good for at least five years and thinks that Council and Brad should do an assessment of each fence. She also mentioned that putting steel wool in the holes can help stop burrowing. There were some side discussions about what works to stop bees and woodpeckers and how to limit them to only burrowing into one board. Brad was asked if the fences were the responsibility of the unit owner or FAB II and Brad said it was the owner. Some residents pointed out that on the list put together by a previous Council of who is responsible for what, it states that the fences are the responsibility of FAB II. Further discussion on this, and all aspects of the fence project, will be on the agenda of the next Council Workshop.

A resident with a leaning pine tree asked that another assessment of the tree be done as she fears it is at risk of falling on her house. Kristie, a Certified Arborist, said she will look at it again, to be sure that the winds and the wet grounds have not had an impact but last time she evaluated it the tree was not uprooting. She noted that trees can grow on an angle and be of no risk.

Residents not obeying the dog laws and regulations are an ongoing issue. Some people are not picking up after their dogs and letting them run unleashed. Brad said that if the offender can be identified that the information should be given to him. If the dog walker resides in another section and can also be identified, Brad will alert the property manager of that section.

Overflow of the recycling bins was raised and Jean informed residents that Brad had checked with our garbage contractor, and we do have the largest recycling bins possible. Residents said that if people would not put unflattened boxes in the bins and put recycling in bags in the bins, it would go a long way in allowing more materials to be placed in the bins and would improve the appearance of the area.

A resident expressed their concern about the safety of a section of fence at the tennis/pickleball courts that is coming away from the pole and it appears as if it might have been pulled away to permit entrance to the courts.

The final comment made was about people taping fliers on the mailboxes. Brad said that it is not permitted and when he is on site, he removes any he sees. Council was asked about adding a second bulletin board on which people could place notices and Jean replied that the question has been raised in the past and Council decided to only have a locking message board. She did suggest that was a decision by the current Council, but it certainly could be considered by the next Council.

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A Motion was made to adjourn the meeting at 7:50 PM and it passed unanimously.

Minutes unanimously approved by Council: \_\_\_\_\_

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Jean M. Creedon, Secretary