

Fairways at Brookside (FAB) II  
Council and Residents Annual Meeting  
May 5, 2025

In Attendance:

Craig Cobbs, President  
Jane Birks, Treasurer  
Jean Creedon, Secretary  
Kelly Colfer, Chair of Committees  
Property Manager, Brad Jones

Absent:

Kristie Galanti, Vice President  
Jane Shingler, FAB Trust Representative

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The meeting was called to order at 7:10 PM followed by the Roll Call.

Secretary's Report:

Jean Creedon reported the March 17, 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 March 31, 2025, our total assets are \$342,639.72. The checking account balance was \$89,226.08. The Treasurer's report was voted on and passed by the Council unanimously.

Committee Report:

Craig Cobbs said there was nothing to report on from the Committees.

Manager's Report: (given out of order from the agenda)

Brad Jones gave an update on projects that have been completed and those on the list for attention in the spring/summer and in the fall. Soft washing of Buildings P, Q, A, and B has been successfully completed, which marks the end of the second project in the phased approach of this plan. Also completed was the work on drainage issues at Buildings E and M, where the walkways were prone to significant flooding. There is still another drainage issue on the other side of Building M, but it is not budgeted for work this year. Three utility doors will be replaced in the next few weeks. He is tracking where concrete repairs are needed but none be replaced at this time. A large item in the budget next year will be working on sidewalks in FAB II. There will be some tree trimming in the fall as part of that ongoing project. A landscaping plan is being developed to replant where trees/bushes/shrubs have been removed. There is currently no plan for residents to replace their patio fences. Brad and Council will evaluate the condition of each unit's fence, and each individual homeowner will be contacted.

At this time, Brad expressed his appreciation to outgoing members Jane Birks and Jean Creedon for their years on Council, all they contributed and how much he enjoyed working with them.

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

Craig Cobbs gave a summary of information he received from the FAB Trust. The pool is scheduled to open on Memorial Day weekend and any FAB II residents who do not have pool tags should contact Brad. FAB Trust is waiting for a court date about the ongoing legal battle with three residents of FAB I who have served the Trust with an intent to sue regarding their parking on FAB Trust property. The Trust thought this issue had finally been resolved, but those residents are now taking it to court. There is a meeting of the Trust and Council presidents about this on Wednesday.

FAB II Council and FAB II Trust Representative Election Results:

Brad announced that he tallied the ballots, and the voting was short 13 ballots to satisfy a quorum and therefore another election will need to be held in the next few weeks. Any unit owners present at the meeting tonight will need to vote again, unless they submitted an absentee ballot. Owners will receive an email with the date of the election meeting.

Old Business:

There was nothing listed under this category.

New Business:

Brad noted that there was an usual amount of garbage being put out at the M Building and it was put out days before scheduled pick up. If anyone has information on who is doing this, Brad asked that they let him know.

Craig rose to recognize that Jane Birks and Jean Creedon were not seeking third terms on Council, and Jane Shingler was also finishing her second term as the FAB Trust representative and previously also served on Council. He spoke on behalf of the Council and sincerely thanked them for all they have done over the years for FAB II and the bond that has developed between them. They were each presented with flower arrangements and glass plaques in appreciation. Craig reviewed some of the major accomplishments made by Council over the last four years and how the success was possible because of the dedication, hard work and strong commitment to each other to strive for the best possible governance of FAB II. Jane Birks and Jean both gave brief remarks thanking Brad, fellow Council members and residents, for the opportunity to strengthen their bonds with neighbors to bring some improvements to our community.

Open Forum:

A resident noted that they saw a resident of Section V taking their recycling to our bins. Brad will notify Section V's property manager and asked if the person can be identified by address to let him know.

Brad said that he has been monitoring the buildings that previously had sewer issues and everything has been fine.

Jean invited attendees after the meeting to look at the slide show that she had created showing the history of the last four years of FAB II.

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A Motion was made to adjourn the meeting at 7:55 PM and it passed unanimously.

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

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Jean M. Creedon, Secretary