

September 2025 Open Meeting Minutes

- Meeting opened at 8:02, Patrick, Tom, Shawn, George in attendance. Pam did not attend due to back to school night.
- The board confirmed last months minutes.
- Shawn confirmed we have a total of \$760,254 in capital reserves
- The election committee went to the back office and began counting votes around 8:10 PM
- Tom and Patrick reminded everyone if there are any landscaping issues or if they see Topseed not doing something properly to email the board or office manager right away so we can note it, have addressed, and reach out to Topseed. A verbal issue must be followed up with an email so we can track complaints and have them addressed.
- A feedback QR code poll is going out to the community next month. The poll is in regards to pool rules, pool feedback, any suggestions, any updating or modifying rules.
- Tom advised that ACC rechecks will be done at the end of October. Anybody that has not completed their ACC repairs will have their access to amenities restricted.
- Patrick advised the board is looking into the ACC rules about securing people's patios and decks as there are skunks that gain access to residents patios underneath and they cannot be removed. The best solution is to secure underneath patios.
- All tree requests must be emailed to George and Tom to have addressed and to be placed on their list.
- A resident said there is smaller debris by the dumpster that caused a flat tire - Tony to be contacted to make sure he sweeps around the area of the dumpsters.

- A resident asked about who the brook belongs to. It as confirmed a majority of the brook belongs to the town and it is their responsibility. Brookside will work on an email campaign to try and expedite the town cleaning.
- A request to fix pavers in TOL by the pool was made as they are uneven and grown over.
- A resident requested 440 TOL to have the plywood removed from their window. (Patrick emailed the homeowners of 440 TOL requesting). They are also on the ACC list.
- Resident mentioned status of dog park, Patrick is awaiting Kevin to revise the straw poll so it can be sent to the community.
- George advised the results of the election which are as follow:

Patrick: 44 Votes

Tom 39 votes

Kevin 21 votes

Rad 20 votes

1 vote was handed in late and could not be counted.