

Brookside Square Residential Community

Open Meeting Minutes

March 19, 2025

Attendance

Trustees:

- Pam Annunziato
- Shawn Fitzgerald
- Patrick Fox
- Tom Grimm
- George Mallow

Call to Order:

- Patrick called the meeting to order at 8:04 pm.

Treasurer's Report:

- Shawn reported the total assets to date: \$821,529.

Parking Reminders:

- All cars must be moved every 30 days.
- Only 2 cars per residence in the court.
- Additional cars must be parked along the main roads.
- This includes guests if their car is the 3rd or more.

Resident Inquiry on Parking Policy:

- A resident asked if the bylaws could be updated to require that one of the two cars per residence must be parked in the reserved spot.
 - Board responded that this is not something the board can enforce.

Fob Keys Update:

- Fob keys have been installed, and the board is working on setting up the system.
- Each residence will be assigned one phone app account and one physical fob.
- Residents can visit the website for more information on distribution soon.

EV (Electric Vehicle) Policy Discussion:

- Four residents attended with concerns regarding the EV policy.
- The board shared the following points:
 - Their number one priority is safety.
 - Cords cannot be laid across common property.
 - Cords should not be accessible to children for safety reasons, as it is a tripping hazard.
 - A resident asked if this includes cords for holiday displays. The board confirmed that it does, and will address any reported concerns.
 - The board emphasized that all decisions were made under the guidance of the Falcon Report, and input was requested from the community over several months, but no one responded.
 - The board spent hours creating the policy, and any suggestions raised at the meeting were discussed but ultimately dismissed.

Suggestions from Residents:

- **Community Charging Station:**

- Some residents suggested installing a community charging station or one in each court.
 - The board dismissed this idea due to concerns about policing the charger, lack of space, and preventing people outside the community from using it.
 - There are no additional spots available for such installations.
- After further discussion, both parties agreed to table the EV discussion and schedule a special meeting to address these concerns in more detail at a later date.

Landscaping Discussion:

- A resident asked for more information regarding the land-to-concrete ratio allowances.
- Resident and former Brookside Maintenance Worker reported that when the wall to 206 was constructed, the project manager stated that the land behind it is theirs to maintain.
 - The board will look into this, as they understood that Brookside was not permitted to touch that land.

Complaints Regarding Top Seed Landscaping Company:

- Several residents voiced complaints about Top Seed, the contracted landscaping company:
 - Dirty lawn mower blades leaving trails of dirt.
 - Time spent mowing dirt instead of grass.
 - Leaves being blown toward homes.
 - Residents inquired if other projects could be done when there is no grass to mow.

- **Solutions:**

- If residents wish to lay seed, they can rope off the area to prevent it from being mowed.
- Residents can borrow the aerator from the clubhouse for their own use.
- Resident Richard offered to water the grass behind his house where seed needs to be laid.
- A resident also requested that Top Seed use pet-friendly products when spraying the grass.

Other Resident Inquiry:

- A resident brought a photo of a home with multi-colored shingles on its roof from a patch job and asked the board to address the issue.

Adjournment:

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