Brunswick Meadows
Board Meeting minutes

May 19, 2026 11:00 am

Meeting Location: 1802 11:00 am

Call to order: Yolanda Pomeroy called the meeting to order at 11:07

Roll Call: Yolanda Pomeroy, Kenneth Hines, Karen Miller, Charles Konitski, Maryanne Ceriello

Reading of minutes of previous meeting: Previously approved via email

Treasury report: As of 5/18/2026, there is $**20,208.29** in the operating account and $**154,761.68** in the reserve account.

Delinquency report:

- We have two owners in arrears at this time. (1 over 90 days)
  - Appropriate action has been taken as defined in the BMCOA handbook.

Lawsuit Update:

- Final conference with judge is scheduled for June 22nd
- Depositions are to be complete by 6/15

Annual Summer Meeting:

The annual Homeowners Association Meeting will be held on Monday, August 3rd, at 6:00 pm at the Brunswick Community Center on Keyes Lane.

New business:

- Skyview has begun regular spring work.
- J&J Superseal for cracks in road and driveways
  - The board secured an estimate for J & J and will go forward with sealing
- The Board Approved installation of surge protector for the Fire alarm panel
- Staining of decks is underway and going well

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Landscape committee:

Some sprinklers are under review. If anyone sees an area where sprinkler heads are not functioning, please complete a "questions/comments" form for the board so that we can bring it to the company's attention.

Important Note:

- The monthly HOA is currently $250. Please check your account with Condo Cafe through CYC to adjust your payment if you have not already.
- The site has recently undergone an update to make it easier for owners to log in, which changed the link to simply rentcafe.com instead of CondoCafe.
- Homeowners with questions can also reference the attached CondoCafe resident guide below or go to cycrealty.com for directions.
    - CondoCafé Resident Guide
        - *Contact Marcus at CYC for further information:* markus@cycrealty.com

Some Reminders:

- The board has contracts with the vendors who perform work on our property. These approved vendors take direction only from their managers, and NOT from individual homeowners.
- Please check the side pocket at the mailbox for misplaced correspondences
- All homeowners are encouraged to access the Brunswick Meadows Community website for information:
    - Brunswick Meadows Community Association | COA in Troy, NY https://www.brunswickmeadowsca.com
- It is each homeowners responsibility to regularly maintain their HVAC systems. (change filters regularly, etc.)

- There is a Facebook group for Brunswick Meadows named Brunswick Meadows Neighborhood. It is a private group. I am sure Sue Hayner, the group admin, would be happy to add you.
- Continued attendance at the Brunswick Town Board meetings will help keep Brunswick Meadows in their sights. Brunswick Town Board meetings are the 2nd Tuesday of every month at 7:00PM in the Brunswick Town Hall.

Next board meeting date: Tuesday June 16, 10:00 am at 2101

Adjournment: Meeting adjourned at 12:37 am