

Briarwick Condominium Owners Association, Inc.
Briarwick Homeowners Annual Subsequent Meeting Minutes
May 8, 2024

Location: Platou Community Center, 11655 Chimney Rock Rd., Houston, TX 77035

Present: Yolanda Brown, Dr. Janice Gloster, Carmela Ledet, Samuel Kiteka, Ely Medina, Johnathan Galo, 25 Homeowners

Start Time: 7:06 PM

End Time: 7:28 PM

Homeowner Check-In

- Conducted by: Sam Kiteka and Carmela Ledet
- Homeowners required to present a photo ID (e.g., Texas Driver License) and sign in with their unit number for proxy tabulation and quorum eligibility.
- Refused to sign in: Jude Narcisse, Nelson Narcisse, Bo Wang.
- An individual claiming to be an owner and attorney, previously present at the March 21 meeting, again refused to sign in and was escorted out with a companion by HPD Officer Chue.

Proxy Validation and Quorum Calculation

- Handled by: Ely Medina and Johnathan Galo

Meeting Called to Order

- Yolanda Brown
- Approval of March 21, 2024 Annual Meeting Minutes:
 - Copies distributed to homeowners.
 - Minutes approved via show of hands.

Property Manager's Report – Samuel Kiteka - Sam Houston Properties

Financial Overview

- A bar graph (provided on back of agenda) explained financial progress:
 - Starting deficit (2022): \$471,746.24 in arrears
 - Recovered (2023–2024): \$218,806.40 collected from the 2022 deficit
 - Property improvements funded through arrears collections and monthly maintenance fees — no loans taken, except for the insurance policy loan.

Insurance Concerns

- No windstorm coverage in the current master policy due to lack of funds when the new board assumed office.
- Board and management will cover repairs from windstorm damage if needed.

Airbnb and Temporary Housing

- Sam addressed a serious bylaw violation:
 - A large portion of attending homeowners opposed Airbnb and temporary rentals at Briarwick.
 - Board and management will work to eliminate these violations.

Election Update

- Quorum not met
 - Election process could not proceed.

Meeting Adjourned: Yolanda Brown