



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY JANUARY 19, 2011 6:30 PM
THE BRONSON RESIDENCE
1131 BRANDY CREEK DR
WINTER GARDEN, FL 34787**

UNAPPROVED MINUTES

The meeting was called to order by Board President Lauren Cohn at 6:35 p.m. Present were Board members Kimble Bronson and Mary Lou Balzac, with and Grant Wheeler out sick. Also present was Paula Butler from Premier Community Managers and 1 homeowner and guest David Carter with Universal Engineering.

Proof of Notice was acknowledged unanimously and a quorum was certified with 3 out of 4 members present.

David Carter representing Universal Engineering, the firm that did the engineering study required by the City of Winter Garden went over the report and pictures included with the report with emphasis on some areas of concern in the road and drainage structures. He explained that some of the areas pointed out in the study could be sewer drainage issues and that the City of Winter Garden should be contacted to come out and inspect for themselves to be certain who is responsible for the repairs and costs. David offered to help in any way getting bids for repairs etc. Included in the study were some areas of concern with the sidewalks and the current Insurance Carrier sent an inspector out to the property and they sent pictures and addresses of what they consider tripping hazards. Paula at PCM provided the Board with 2 Bids and David will provide PCM with additional names of companies to provide additional bids.

Gary House, President of Premier Community Managers conducted a 30 minute training seminar on the duties and responsibilities for the new Board of Directors.

Lauren Cohn made a motion to approve the previous meeting minutes from Nov 17, 2010 with 2nd from Kimble Bronson. Motion Carried.

Financials:

The December 31, 2010 financials were discussed and the delinquencies were gone over. There are currently 3 houses in foreclosure and one small unpaid balance as of 12/31/10. Paula provided the amount of surplus 2010 funds that can be put into the road reserves as has been done in the past. The amount for 2010 is \$4,471.80 and Lauren made the motion to move the surplus funds into road reserves with 2nd from Kimble. Motion Carried.

NEW BUSINESS:

Insurance Company Inspection: See under Guest Speaker.

Brandy Creek Web Site: Lauren reported that the web site had been moved over to a different server and that it was being re-designed. Email addresses specifically for Brandy Creek were created for the Board Members and a link to Premier has been included. Paula is to provide the ARC application form and the

Regions ACH Form. The documents will be scanned to allow homeowners access to those as well. The Board Meeting minutes will be posted as well. The website address is www.brandycreek.org.

2011 Meeting Schedule:

February 23, 2011

April 27, 2011

June 22, 2011

August 24, 2011

Oct 26, 2011 – Annual

Officer Alana Allen provided the crime stats via email and reported that there were no new incidents to report. She stated that they are reminding residents to continue locking their car doors and taking valuable items out of plain sight. Also, starting March 2nd they will be holding their 2nd Citizen's Police Academy. It is 8 consecutive Wednesday nights (a participant must attend 6 of the 8). It's not a physical academy, just an opportunity to get further insight into the police department. Residents can apply through a link on the Police Department website: www.wgpd.com and click on the Citizen information tab.

The next Board meeting is scheduled at Mary Lou Balzac's residence – 1124 Brandy Creek Dr at 6:30 p.m.

Lauren made a motion at 8:30 p.m. to adjourn the meeting 2nd by Kimble.