



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY JANUARY 25, 2012 6:30 PM
THE BALZAC RESIDENCE
1134 BRANDY CREEK DR
WINTER GARDEN, FL 34787
UNAPPROVED MINUTES**

The meeting was called to order by Board President Kimble Bronson at 6:33 p.m. Present were Board members Mary Lou Balzac, Bill Sawyer and Dan Cetrone. Also present was Melonie Rice from Premier Community Managers Inc. In addition, there was one homeowner that attended the meeting, Grant Wheeler and Officer James McLeod with the Winter Garden Police was in attendance.

Proof of Notice was acknowledged unanimously and a quorum was certified with 4 out of 5 members present. Bill Sawyer made a motion to approve the previous meeting minutes from October 5 & October 26, 2011 with 2nd from Kimble. Motion carried UA.

Financials:

The December 31, 2011 financials were discussed and the delinquencies were gone over. There are currently two properties that have received Intent to Lien letters that have expired. Kimble made a motion to approve sending Lot 16 & 46 to the attorney for a lien. Bill 2nd carried ua. Mary Lou made a motion to approve sending a foreclosure threat letter to Lot 3 Bill 2nd carried ua

OLD BUSINESS:

Kimble made a motion to approve the bid from Ultimate Image for irrigation repairs Bill 2nd carried ua

NEW BUSINESS:

Animal Control/Feral cats. The Board is not taking a position on the trapping as long as the traps are not placed on association property. The issue with the number of feral cats has died down for the most part.

Board reviewed 3 bid for cleaning and sealing the gazebo. Bill made a motion to approve the bid from Protect for \$1300 Kimble 2nd carried ua

ARB Members and approvals: There has been no activity.

Dan would like to have the violation letters sent to Lot 50 scanned to the Board for review.

Kimble made a motion at 7:30 p.m. to adjourn the meeting with a 2nd from Bill.

The next Board meeting is scheduled for April 25, 2012.