



BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY FEBRUARY 23, 2011 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 Lauren Cohn at 6:30 p.m. Present were Board members Kimble Bronson, Mary Lou Balzac, and Grant Wheeler. Also present was Paula Butler from Premier Community Managers and Kathryn Matuseski, ARB committee member. Officer Alana Allen was present from the Winter Garden Police Department.

Officer Allen reported that the only incident to report was the dog attack on Tamara Dodge. She reported that it is now an animal control issue. No other problems have been reported.

Proof of Notice was acknowledged unanimously and a quorum was certified with 4 out of 4 members present. Lauren Cohn made a motion to approve the previous meeting minutes from January 19, 2011 with 2nd from Mary Lou. Motion Carried.

Financials:

The January 31, 2011 financials were discussed and the delinquencies were gone over. There are currently three houses in foreclosure and six homeowners not paid for the first quarter. The 2010 CPA reports were provided to the Board and the tax return was signed and mailed out for the March 15, 2011 deadline.

OLD BUSINESS:

Insurance Company Inspection: Paula provided 5 bids for the cement repairs required by the insurance carrier for Brandy Creek's liability insurance. The choice was narrowed to two vendors, Wickberg Group and all Terrain Tractor Services. Paula is to verify that the Wickberg Group quote for "common areas" is the section of sidewalk near the retention pond that needs attention. She is to contact All Terrain to get them to requote leaving off the lift station repairs and adding the area by the retention pond. After those changes are received the Board will choose a contractor.

Brandy Creek Web Site:

The website address is www.brandycreek.org. Lauren created emails for each of the Board members to use for correspondence and was waiting to make sure everyone was okay with that. It was discussed what should be included in the web site and there will be a link to the management company, a copy of the ARC form, the Bank auto-draft form and the minutes from each meeting along with the schedule of meetings.

NEW BUSINESS:

Dog Attack: Lauren reported that a dog belonging to the owner at 1210 Brandy Lake Cir was not on a leash and the dog attacked Tamara Dodge another homeowner within Brandy Creek. The dog owner had the leash in her hand but did not have it attached to the dog. The dog bit Tamara near her eye resulting in an emergency room visit and stitches. The Winter Garden Police Department was called and an incident report was made. As stated above it has been turned over to animal control. The dog was removed to another location. The issue is being handled between the homeowners.

Meritage Homes: Lauren reported that people are accessing the lake from Meritage's side of the lake which is against the original agreement Meritage made with Brandy Creek, City of Winter Garden and St John's Water Management. Lauren has been in contact with Meritage to remind them of the agreement. Officer Alana Allen was asked what Brandy Creek can do to stop the use of the lake. The Association can call the police should the owner of the boat access the lake from Brandy Creek and then they can arrest them for trespassing. If they access from the Meritage side then they would have to call the police to file a complaint.

Landscape Issues: Lauren reported that the City of Winter Garden landscape department cut along Plant Street too far in and cut the privacy barrier for Brandy Creek. When they did their cutting they transplanted a plant that is killing the rest of the privacy barrier. Lauren asked Alana who she should call to find out what the City would do to help replace the barrier they cut down by mistake.

ARB Members and approvals:

The Board of Directors appointed Kathryn Matuseski, Julie Bronson, and Grant Wheeler to the ARB committee. Kathryn Matuseski will chair the committee. The current procedures were discussed and the following was decided:

1. The homeowner can get the form either from the web site or by contacting Premier or a committee member.
2. They would complete the form and either mail it or email it or fax it to Premier, or give it to a ARB committee member.
3. When PCM receives it, it will be logged and then scanned and emailed to the ARB committee. Should the ARB committee receive it first then the committee would need to fax it or email it to PCM to log in. If paint samples are used obviously the samples will be mailed to the committee.
4. The Committee will meet and approve/disapprove the application. Once approved/disapproved they will fax/email/mail the signed application to PCM. PCM will then forward the finished application to the Board before mailing the approval/disapproval letter to the homeowner.
5. The Committee has 30 days to process the application once received.

A paint color pallet will be put together by the ARB committee. Mary Lou volunteered to help put together the color charts to be submitted to the Board of Directors for final approval. If possible the color charts will be put on the website.

General:

The irrigation clock needs to be replaced at the front entrance. Paula received a quote from Fred at Ultimate of \$275.00 if they can reuse the modules otherwise it will be \$325.00. Board approved the replacement.

2011 Meeting Schedule:

April 27, 2011

June 22, 2011

August 24, 2011

Oct 26, 2011 – Annual

The next Board meeting is scheduled on April 27th at Mary Lou Balzac's residence – 1124 Brandy Creek Dr at 6:30 p.m.

Lauren made a motion at 7:57 p.m. to adjourn the meeting 2nd by Kimble.