



BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY APRIL 27, 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 6:35 p.m. Present were Board members Kimble Bronson, Mary Lou Balzac, and Grant Wheeler. Also present was Paula Butler and Juli Collier from Premier Community Managers.

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 February 23, 2011 with 2nd from Mary Lou.

Paula announced that Juli Collier would soon be taking over as the Licensed Community Association Manager for Brandy Creek HOA, Inc. Paula will be obtaining new responsibilities as the Operations Manager at Premier Community Managers, but will still be available and will be supervising and assisting Juli as needed.

Financials:

The March 31, 2011 financials were discussed and the delinquencies were gone over. There are currently three houses in foreclosure and nine homeowners not paid for the second quarter. It was discussed to add to the bulletin board that "Assessments are Now Delinquent" in bright red letters. Mary Lou agreed to make the signs and post them. It was also discussed that the management company be aggressive in perusing collections.

OLD BUSINESS:

Sidewalk Repairs: The sidewalk repairs have been completed and inspected.

Brandy Creek Web Site:

The website address is www.brandycreek.org. Currently, there has been no traffic. It was discussed as to what could be done to generate more traffic to the website and what should be included on the web site going forward. 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. Juli Collier will be added to the web site to make the community aware of the manager change.

NEW BUSINESS:

Neighborhood Meet and Greet: There was a discussion about whether or not the association should host a meet and greet for the community residents. It was discussed that they would use the annual meeting for this and possibly reserve Tanner Hall. Mary Lou agreed to check in to the requirements for reserving it.

Landscape Issues: Lauren Cohn made a motion to have the landscapers mow the grass at the Brown property with a 2nd from Kimble Bronson.

Lake Clean Out: Lauren Cohn made a motion to have the landscapers mow and cleanup around the outflow of the retention area with a 2nd from Kimble Bronson. The cost is \$300.00 and it has not been done in a few years.

ARB Members and approvals: There has been no activity.

General:

2011 Meeting Schedule:

June 22, 2011

August 24, 2011

Oct 26, 2011 – Annual

The next Board meeting is scheduled on June 22nd at Mary Lou Balzac's residence – 1124 Brandy Creek Dr at 6:30 p.m.

Lauren made a motion at 7:40 p.m. to adjourn the meeting 2nd by Kimble.