



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING, WEDNESDAY JULY 25, 2012 6:30 PM
THE BALZAC RESIDENCE, 1134 BRANDY CREEK DR
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, Dan Cetrone, and Bill Sawyer with Julie Bronson absent. Also present was Paula Butler from Premier Community Managers Inc. In addition, there were several homeowners that attended the meeting.

Proof of Notice was acknowledged unanimously and a quorum was certified with 4 out of 5 members present.

Michael Martin of Lake Masters attended the meeting to answer questions from the homeowners that are adjacent to the lake. There were concerns voiced that the lack of ducks and fish kill were the result of chemicals used in the lake. Mike assured those attending that the chemicals used were the same as they have been for 11 years and that the fish kill and lack of baby ducks was coincidental. Bill Sawyer explained that the neighborhood had been overrun with feral cats which might be the cause of the lack of baby ducks along with the gators that are in the area. Michael will provide the specific compound of the chemicals being used to Paula for distribution.

Kimble made a motion to approve the previous meeting minutes from April 25, 2012 with 2nd from Bill. Motion carried UA.

Officer McLeod of the Winter Garden Police Department attended and reported that the neighborhood had been very quiet in the last month. He reminded those attending that they were welcome to attend the National Night out in August 7, 6-9 p.m. at the Winter Garden Mall – set up near Homegoods. He asked that homeowners continue to call the Police Department about non-residents putting boats into the lake.

Financials:

The June 30, 2012 financials were discussed and the delinquencies were gone over. Lot # 10 is scheduled to be sold soon.

OLD BUSINESS:

Security Cameras – Front Entrance: Tabled

Violation – The ride list was discussed with one homeowner voicing concerns that Board members be held to the same standards as the rest of the homeowners within Brandy Creek. Paula explained the procedure of notifying homeowners of non-compliance.

NEW BUSINESS:

No Trespassing Sign: The second sign was installed at the retention pond.

Excessive Water Drainage: The owner of lot 15 reported that the run off from heavy storms was not draining properly from the drain located between lot 15 and 16. After much research it was finally decided that the drainage pipe that runs from lot 15 and 16 and goes under the road and into the Lake was HOA property and that a bid would be secured for cleaning out that pipe. The adjacent property will be contacted

to share in the cost of the clean out since their property run off which includes mulch is draining into this drain.

Sign Letters: The Board members decided to have a professional come out to reinstall the letter K and redo the letter E. Paula is to call a sign company to look at the repairs and get a quote.

ARB Members and approvals: None (no members present)

Neighborhood Watch: A concerned homeowner, Lynn Fitzgerald has contacted the Winter Garden Police Department and is proceeding to get other homeowners to join her in the neighborhood watch program. This organization is a volunteer group of homeowners only.

Kimble made a motion at 8:23 p.m. to adjourn the meeting with a 2nd from Bill.

The next Board meeting is scheduled for September 26, 2012.