



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
WEDNESDAY OCTOBER 5, 2011 6:30 PM
THE BALZAC RESIDENCE
1134 BRANDY CREEK DR
WINTER GARDEN, FL 34787
APPROVED MINUTES**

The meeting was called to order by Board President Lauren Cohn at 6:30 p.m. Present were Board members Mary Lou Balzac, Grant Wheeler and Kimble Bronson. Also present were Melonie Rice & Paula Butler from Premier Community Managers Inc. In addition, there was one homeowner that attended the meeting, Jeff Driscoll.

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 June 22, 2011 with 2nd from Kimble. Motion carried UA.

Financials:

The September 30, 2011 financials were discussed and the delinquencies were gone over. There are currently two houses in foreclosure and four homeowners (including the two foreclosures) delinquent for the fourth quarter.

Lauren made a motion to approve filing a lien against Lot 3 & Lot 39 for past due assessments 2nd by Kimble approved UA

OLD BUSINESS: None.

NEW BUSINESS:

2012 Budget was reviewed. Lauren is pleased to see the increase in the road reserves and anticipates having a surplus at the end of the year that can also be put into the road reserve.

Discussion was held on spending reserves to clean up the gazebo (dock). The Board would like a notice to be posted letting everyone know it is in the works and see if anyone may want to volunteer. They would make minor repairs and possibly seal the wood. The gazebo would need to be closed while the work is being done. The annual meeting will be held at the Balzac residence 10/26/11 at 6:30 pm. Melonie to email homeowner packet to Board. Lauren to give update on year's progress.

Board discussed what to do about Lot 10. Lauren made a motion to approved getting a quote from Ultimate Image to clean up the property as there have been many complaints. 2nd by Grant Motion carried UA Advised Board that as long as Bank does not take title, the debt is recoverable.

ARB Members and approvals: There has been no activity. Grant requested that an email be created for the ARB that each member has access to. Lauren will take care of that. There was discussion on how to handle homeowners who refuse to fill out ARB applications. One suggestion was to offer amnesty to those in violation for not filling out an application if they will just fill it out and turn it in at the annual meeting.

Kimble made a motion at 8:00 p.m. to adjourn the meeting with a 2nd from Grant.

General:

Lauren will update the website and add Melonie as a contact.

2011 Meeting Schedule:

Oct 26, 2011 – Annual

The next Board meeting is scheduled for October 26, 2011.