



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING, WEDNESDAY APRIL 25, 2012 6:30 PM
THE BALZAC RESIDENCE, 1134 BRANDY CREEK DR
APPROVED MINUTES**

The meeting was called to order by Board President Kimble Bronson at 6:33 p.m. Present were Board members Mary Lou Balzac, Julie Bronson and Dan Cetrone. Bill Sawyer was absent. Also present was Paula Butler from Premier Community Managers Inc. In addition, there were two homeowners that attended the meeting.

Proof of Notice was acknowledged unanimously and a quorum was certified with 4 out of 5 members present. Kimble made a motion to approve the previous meeting minutes from January 25, 2012 with 2nd from Mary Lou. Motion carried UA.

Financials:

The March 31, 2011 financials were discussed and the delinquencies were gone over. Mary Lou made a motion to approve sending Lot 39 to the attorney for a lien. Kimble 2nd carried ua. Kimble made a motion to approve sending a foreclosure threat letter to Lot 46 Mary Lou 2nd carried ua.

OLD BUSINESS: None

NEW BUSINESS:

Insurance Claim: Paula reported that the insurance company is working toward a settlement with the claimant that injured her ankle walking on the sidewalk in Brandy Creek. An offer has been accepted but the insurance company is waiting for the release to be received.

Kathryn reported that a neighbor informed her that homeless people are residing in the bushes within Brandy Creek near the lake and retention pond. Paula is to get a quote for cleaning up the bushes in that area and will contact Winter Garden police department to see what can be done to remove the camp from Brandy Creek property.

Kathryn also voiced a request from several homeowners in light of the recent burglary and attempted burglary that the gate be closed 24/7. Kimble made a motion to close the gates and reset gate codes with 2nd from Dan. Motion carried. Paula is to inform the homeowners of the intent to close the gates, delete all existing gate codes and start over with new ones.

Security cameras were discussed and Paula is to get quotes on the cost for putting up wireless cameras at the front gate.

ARB Members and approvals: A application for painting was approved and the ARC committee had questions on a propane generator application.

Kimble made a motion at 7:34 p.m. to adjourn the meeting with a 2nd from Dan.

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