

**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
TUESDAY, JULY 16, 2013 6:30 PM**

The meeting was called to order at 6:30 pm by Kathleen Gillard, President of Brandy Creek Homeowners Association, Inc. All Board Members were present except Nancy Buchanan. Ida Ezell, Property Manager from EPM Services was present. There were six (6) homeowners in attendance.

Proof of Notice was acknowledged unanimously and a quorum certified.

Mike Bolhoefer, Winter Garden City Manager gave a presentation notifying the members at the meeting that the City of Winter Garden will pay \$7,000.00 to have the drainage system inspected by cameras. This will help in discovering the exact situation with the piping and repairs that will be needed to rectify the problem. The timeline for this to take place is in 30 days.

Motion to approve and seconded the previous minutes of the last meeting by Mary Lou Balzac and seconded by Kathleen Gillard. The motion passed.

Ida Ezell gave the financial report for the month of June 2013. The Association is in good standings with a year to date in the positive category.

Ida Ezell discussed the delinquencies with the Board of Directors. Kathleen motion to meet with Dan Cetrone and it was seconded by Mary Lou concerning the collections at Brandy Creek HOA. The motion passed.

The Website was discussed and how the BOD will communicate. There are areas on the Website that need updating and Lauren Cohn will make the changes.

The Board requested the Ida Ezell send out letters to the residents who park on the streets. Parking on the streets is not allowed.

A motion to adjourn the meeting by Kathleen and seconded by Mary Lou took place at 7:44 pm. The motion passed.

Respectfully Submitted,

**Ida Ezell**

Ida Ezell, CMCA ®, AMS ®, PCAM®, Real Estate Broker