



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING, TUESDAY – NOVEMBER 27, 2012 6:30 PM  
THE BALZAC RESIDENCE, 1134 BRANDY CREEK DR  
UNAPPROVED MINUTES**

The meeting was called to order by Board President Kathleen Gillard at 6:31 p.m. Present were Board members Bill Sawyer, Mary Lou Balzac, Dan Cetrone, and Nancy Buchanan. Also present was Paula Butler from Premier Community Managers Inc. Also attending was Joe Staley, Stephen Shurina and Tom Fitzmartin from EmpowRE Group.

A quorum was certified with 5 out of 5 members present.

Bill made a motion to approve the previous meeting minutes from October 30, 2012 with 2<sup>nd</sup> from Nancy. Motion carried UA.

Joe Staley of Empowre Group introduced his partners Stephen Shurina and Tom Fitzmartin. He explained that they are working with other HOA's by purchasing HOA lien foreclosed homes from the associations, fixing them up and renting them eventually paying off the amount of the balances that the associations are owed by the previous owners.

**Delinquent Accounts:** The delinquent accounts were discussed and the Board agreed to move forward with a title search on one and have the attorney do a rent intercept letter on the other. Bill made a motion for the association attorney to send the rent intercept letter to the tenants in lot 27, 2<sup>nd</sup> by Kathleen. Motion carried u.a. Mary Lou made the motion to do a title search on lot 3 as they are not in foreclosure 2<sup>nd</sup> by Bill. Motion carried u.a. Kathleen made a motion to place a lien on lot 44, 2<sup>nd</sup> by Mary Lou. Motion carried. Bill made a motion to do a foreclosure threat letter for lot 46, 2<sup>nd</sup> by Nancy. Motion carried u.a.

Paula is to provide the collection policy so that it can be posted on the web site.

The meeting place was discussed and HOA liaison Officer Underhill provided locations available in Winter Garden. Paula is to call to confirm availability at the City Hall.

Bill made a motion at 8:25 p.m. to adjourn the meeting with a 2<sup>nd</sup> from Mary Lou.

The next Board meeting is January 8, 2013 - location subject to availability.