

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

February 20, 2020

Pursuant to Article VI, Section 1 of the Bylaws of the Brittany Lakes Homeowners Association, Inc. a meeting of the Directors was duly called and held on February 20, 2020 at the Perry Family YMCA located at 1700 League City Parkway, League City, Texas 77573.

IN ATTENDANCE

Representing the Members of the Brittany Lakes Homeowners Association were the following Board members:

- Kimberly Widener (Director)
- Jeramy Roesler (Director)
- James Charo (Vice President)

Absent with apologies was:

- Todd Edwards (President)

Representing Spectrum Association Management, LP was:

Community Manager- Tiffany Sanford

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the general session meeting was called to order at 6:35 P.M.

HOMEOWNER FORUM

Homeowners present were given the opportunity to present discussion items with the Board including the fountains and landscaping.

MINUTES APPROVAL

The Board was provided with the minutes from the September 26, 2019, October 24, 2019 and November 21, 2019 meetings. The Board approved the meeting minutes as presented.

FINANCIAL REPORT

The Board was presented with the January 2020 financial report.

BUSINESS

- The Board was presented with proposals to replace the light fixtures at Willow Pond. The Board approved the proposal from Sixth Man for \$2500.00.
- The Board was presented with proposals to replace or repair the fountains in Lake 1 and 2. The Board approved the lake 1 fountain replacement proposal from Lake Pro in the amount of \$14,445.96 for the 5 HP Aquamaster Fountain. The Board approved the lake 2 fountain replacement proposal from Lake Pro in the amount of \$12,984.59 for the 2 HP Aquamaster.
- The Board was presented with pricing for the fence replacement at the park at Midway and Essex. The proposal was provided by Elite Fencing in the amount of \$8665.50.
- The Board was presented with the pool management contract renewal from Gulf Coast Aquatics and approved the proposal along with the recommendation for shortening the season and closing the pool on September 27.

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 8:05P.M.

EXECUTIVE SESSION

The Board reviewed items in executive session related to escalated collection and deed restriction matters.

The Board reviewed the requested waiver for one account and voted unanimously to decline the request.

The Board approved the settlement request for one account and voted unanimously to deny the request.

The Board reviewed the violation report and approved to send four accounts to the attorney for violations.

The Board approved to file suit for violations on one account.

The Board was presented with the legal report for collections and unanimously approved to file suit for two accounts.

The Board unanimously approved the requested variances for four accounts.

The Board unanimously denied the requested variance for two accounts.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:19 P.M.

NEXT MEETING DATE

March 26, 2020 at 6:30 P.M. at the Perry Family YMCA.

Brittany Lakes Board Signature

Spectrum Association Management