

Brittany Lakes Homeowner Association, Inc.

Board Meeting Minutes

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 July 1, 2021, via Zoom meeting.

IN ATTENDANCE

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

- Todd Edwards (President)
- James Charo (Vice-President)
- Kimberly Widener (Secretary)

Absent with apologies were the following Board members:

- Diana Lawless (Member at Large)
- Jeramy Roesler (Member at Large)

Representing Spectrum Association Management, LP was:

Community Manager - Hannah Maskevich
Client Relations Manager – Tiffany Sanford

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the general session meeting was called to order at 6:34 p.m.

HOMEOWNER FORUM

Homeowner's present were given the opportunity to present discussion items with the Board and the following were discussed:

- Barry Eppley inquired about utilizing the pool for the League City Water Rescue Team 2 Sundays a month.
- Brenda Smith inquired about the dead plants near Landing Blvd. and Attwater Way.

MINUTES APPROVAL

The meeting minutes from January 2021 were presented after edits and approved. Motion – Todd, Second – James, all in favor 3-0

The meeting minutes from April 2021 were presented for approval and approved pending edits. The following edit was requested:

- Jeramy – absent with apologies
Motion – Todd, second – James, all in favor 3-0

FINANCIAL REPORT

The Board was presented with the May 2021 Financials.

BUSINESS

- The Board was presented with the 2020 tax return and was unanimously approved. This will be sent to Todd for his signature.
- The Board was presented with 2 proposals for camera replacement. Additional information was requested.
- The Board discussed the inoperable lake pump and requested proposals for repairs and replacement.
- The Board discussed paint colors for the pool house and requested for two final swatches to be presented for final approval.
- The Board discussed multiple landscaping proposals from Kiki's Landscaping to remove the dead plants from around the neighborhood:
 - **Landing Blvd:** Remove dead bottlebrush trees; the Board would like to know if this includes stump removal. Requesting updated proposal that includes the removal if it does not.
 - Remove various dead plants around neighborhood, \$2,048.14; motion – Todd, second – James, all in favor 3-0
 - **Pool/rec center:** Remove approx. 130 dead shrubs, \$4,067.39; motion – Todd, second – James, all in favor 3-0
 - **Hobbs Rd:** Cut back 75 dead oleanders to allow new growth, \$3,653.44; motion – Todd, second –

James, all in favor 3-0

- The Board was presented with 2 proposals for installation of an AED at the pool; approved the proposal from Gulf Coast Aquatics for \$2,086.67; motion – James, second – Kim, all in favor 3-0
- The Board discussed 2 proposals to replace/repair the shower in the pool. More information was requested regarding materials used and durability
- The first draft of the 2022 proposed budget was presented for review and discussion

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 7:22pm.

EXECUTIVE SESSION

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

Aging Report: The Board approved to escalate 5 accounts to the attorney for further collections.

Violation Report: The Board approved to escalate 1 account to the attorney for further escalation of deed restriction violation matters.

Variiances: The Board reviewed 4 variance requests.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:45 P.M.

NEXT MEETING DATE

7.22.2021

Brittany Lakes Homeowners Association

Spectrum Association Management