

**Brittany Lakes Homeowners Association, Inc.**  
**Annual Meeting Minutes**  
November 19, 2020

Pursuant to the Bylaws of the Brittany Lakes Homeowners Association, Inc. an annual meeting of the membership was duly re-called and re-convened on November 19, 2020, via Zoom.

**DETERMINATION OF QUORUM**

A quorum of homeowners was announced by Community Manager Danny Benvin and the meeting was called to order at 6:30 pm.

**PROOF OF NOTICE**

The membership was presented with a copy of a meeting notice which was mailed out to the membership announcing the meeting.

**INTRODUCTIONS**

The membership present was introduced to the current sitting Board of Directors; Kimberly Widener and Todd Edwards and James Charo. Absent with apologies was Jeramy Roesler.

**2019 ANNUAL MEETING MINUTE APPROVAL**

The Board and membership were provided a copy of the 2019 annual meeting minutes for review. A motion to approve was made and carried unanimously approving the 2019 minutes.

**FINANCIALS**

The financial report was provided to the membership including various charts and graphs presenting YTD actuals versus budget figures and bank account balances for all Association accounts.

**ELECTION OF BOARD MEMBERS**

Spectrum announced the Board Election session and noted there were two open seats and three candidate submissions that had been received. Spectrum announced that the winners of the election were Kimberley Widener and Diana Lawless.

**QUESTION & ANSWER SESSION**

The floor was opened for the question and answer session. Owners present were provided the opportunity to discuss various items related to the Association including general maintenance items such as the tennis courts and fence staining.

**ADJOURNMENT**

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 7:55 P.M.

*Todd Edwards*

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Brittany Lakes Homeowner's Association

*Danny Benvin*

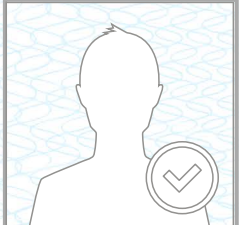

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Spectrum Association Management

# Signature Certificate

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