

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes

October 28, 2021

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 October 28, 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)
- Diana Lawless (Member at Large)

Absent with apologies were the following Board members:

- Kimberly Widener (Treasurer)
- Jeramy Roesler (Secretary)

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 6:37 p.m.

HOMEOWNER FORUM

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

- Brenda Smith reported a flood light out at the right monument on Landing Blvd. and inquired about the outcome of National Night Out.
- Mark Buehler inquired about the availability of the Annual Meeting information prior to the reconvened meeting in November.

MINUTES APPROVAL

The meeting minutes from September 23, 2021 were presented and unanimously approved.

FINANCIAL REPORT

The Board was presented with the September 2021 financials.

BUSINESS

- The Board approved the proposed resolutions regarding Swimming Pool enclosures, Bid Solicitation Process, Religious Displays, and Security Measures. The Board requested to update the ARC Guidelines to also align with the new legislation.
Motion – Todd, second – Diana, all in favor 3-0
- The Board was presented with two proposals for the camera replacement. The discussion was tabled to allow James time to meet with Cannon.

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 7:07 pm.

EXECUTIVE SESSION

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

The Board discussed 1 payment plan request.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 7:17 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for 11.18.2021.

Todd Edwards

Brittany Lakes Homeowners Association

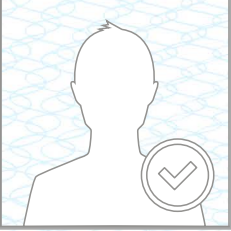

Hannah Maskevich

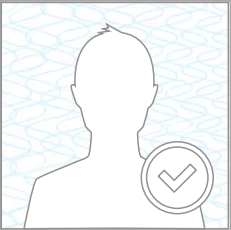

Spectrum Association Management

Signature Certificate

Document Ref.: 6F8AC-SVNGJ-TIDPU-T2U5T

Document signed by:

	Hannah Maskevich Verified E-mail: hmaskevich@spectrumam.com	<i>Hannah Maskevich</i>
IP: 73.232.142.95 Date: 17 Dec 2021 15:46:32 UTC		

	Todd Edwards Verified E-mail: toddsedwards1@gmail.com	<i>Todd Edwards</i>
IP: 107.77.218.190 Date: 17 Dec 2021 23:10:00 UTC		

Document completed by all parties on:
17 Dec 2021 23:10:00 UTC

Page 1 of 1



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