

Brittany Lakes Homeowner Association, Inc.
Reconvened Annual Meeting of the Members
Minutes

November 17, 2022

Pursuant to the Bylaws of the Brittany Lakes Homeowners Association, Inc. a Reconvened Annual Meeting of the Members was duly called and held on November 17, 2022, via Zoom meeting. The meeting was called to order at 6:36 p.m.

IN ATTENDANCE

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

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

The following Board Members were absent with apologies:

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

Representing Spectrum Association Management, LP was:

Community Manager - Hannah Maskevich

PROOF OF NOTICE

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

DETERMINATION OF QUORUM

Representing the Members of the community were 52 homeowners present in person and via proxy. The Governing Documents state that the reconvened quorum is met at 5% of the membership (64 members). At this time, quorum has not been met.

OPEN HOMEOWNER FORUM

The Board of Directors opened the meeting for any homeowners in attendance that may have questions or concerns. The following items were discussed:

- Brenda Smith inquired about the lights at the Landing Monument that are on consistently due to the construction. CM Hannah will coordinate with the electrician to get a resolution on this item.
- Todd Edwards mentioned that the holiday lights installed were up prior to the enforcement date of 30 days prior to a holiday, as listed in the Deed Restrictions. This has been noted for next year's installation.
- Todd Edwards also reported that some of the lights on the Brittany Lakes Dr. monument were currently out.
- Mark Buehler inquired about the next Reconvened Annual Meeting process. CM Hannah announced that 32 ballots will be required for this meeting to proceed, and with the given ballots already submitted, we will be able to proceed with this next meeting.
- Michael Kesar made the recommendation of adding verbiage to the Reconvened Annual Meeting Notice to state "due to lack of quorum" to encourage homeowners to help meet it at future meetings.
- Cecile Arpon inquired about a personal account issue. CM Hannah to connect offline with Ms. Arpon regarding her concerns.

ADJOURNMENT

Due to quorum not met, the meeting was adjourned at 6:45 p.m.

NEXT MEETING DATE

The reconvened Annual Meeting is scheduled for 12.15.2022.

Todd Edwards

Hannah Maskevich

Brittany Lakes Homeowners Association

Spectrum Association Management

10.30.2023

10.30.2023

Signature Certificate

Reference number: 9H9K3-84NUW-VTXWP-MGVMZ

Signer

Timestamp

Signature

Hannah Maskevich

Email: hmaskevich@spectrumam.com

Sent:

30 Oct 2023 14:57:49 UTC

Signed:

30 Oct 2023 14:57:49 UTC

Hannah Maskevich

IP address: 73.77.71.194

Location: League City, United States

Todd Edwards

Email: toddsedwards1@gmail.com

Sent:

30 Oct 2023 14:57:49 UTC

Viewed:

30 Oct 2023 21:55:27 UTC

Signed:

30 Oct 2023 21:56:04 UTC

Todd Edwards

Recipient Verification:

✓ Email verified

30 Oct 2023 21:55:27 UTC

IP address: 107.77.236.169

Document completed by all parties on:

30 Oct 2023 21:56:04 UTC

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