

# NORTH BRANDON SHORES HOME OWNERS ASSOCIATION, INC.

Post Office Box 2165, Brandon, Mississippi 39043-2165  
northbrandonshoreshoa@gmail.com

Ryan Rouselo, President  
Christine Rossetti, Vice-President  
Jen Parish, Treasurer  
Sherrie DeWolf, Secretary

John Crain, Board Member  
Chris Allen, Board Member  
Dale Purvis, Board Member

March 27, 2020

Dear Neighbors:

The National and State emergency declarations resulting from the COVID-19 pandemic restrict gatherings of ten (10) or more persons; therefore, our annual meeting must be postponed. However, we still need to conduct voting to approve the budget and the minutes from the 2019 annual meeting.

Enclosed you will find a copy of the minutes from the 2019 annual meeting, a budget report, and a ballot. **Please cast your vote as to both items before April 30, 2020, via mail OR the designated drop box at 120 Pilots Cove.**

Since our last annual meeting, all streetlights in North Brandon Shores have been converted to LED. The Board voted and approved the installation of several new lights on Easterly, Pilots Cove, Westerly, and Tradewinds Cove. The additional lighting will enhance night-time visibility; thereby, improving the safety and security of our residents.

New street signs have also been installed throughout North Brandon Shores. In order to properly maintain them, please DO NOT post any notices directly on the signs. There is a dedicated "posting" pole to the right of the stop sign where North Brandon Boulevard intersects with Easterly and Westerly Drives.

New signage prohibiting the use of off-road vehicles in the lake area has also been installed at the lake entrance gate as well as on the dam. ATV use is still a problem on our common areas; please respect the property.

Additionally, in December 2019, necessary repairs were made to the pool/clubhouse which cost approximately \$7,000. Water damage was corrected in the kitchen, men's bathroom and pool pump room. New flooring, sheetrock, paint, etc. was involved in the renovation. Please DO NOT place the large plastic storage bin located poolside under the kitchen window. Placing the bin under the kitchen window was causing water damage to the interior kitchen cabinets and flooring.

Finally, we will post the annual lake assessment once it has been received from Southeastern Pond Management. A summation of the last report dated April 2019, is as follows:

*North Brandon Shores Lake is presently functioning as a dynamic, balanced fishery. As such, our management recommendations center primarily on reducing the total number of adult predators (largemouth bass and crappie) and improving the conditions for the production of forage through enhancing the pond's fertility level:*

- *Maintain the current fertilization regime.*
- *Intensify the current supplemental feeding regime.*
- *Largemouth bass (16" and less) should be harvested at 20 per angler per day*
- *Harvest crappie at 50 per angler per day.*
- *Harvest bluegill at 10 per angler per day.*
- *Apply herbicide to control aquatic weeds.*
- *Conduct an electrofishing balance assessment (Annual Evaluation) roughly one year from this date.*

*We encourage all residents who live on the water to install fish feeders for the bluegill. We sampled many large redear and bluegill. A feeding program will further enhance the growth of the bluegill. The fertilizing program is the heart of the management and will allow for an adequate forage base for the crappie and bass.*

If you have any questions, please do not hesitate to contact a member of the Board. We encourage everyone to be good neighbors and remain mindful of the covenants to keep North Brandon Estates a desirable place to live. We pray that everyone stays safe and healthy in these uncertain times.

Sincerely,

North Brandon Shores Home Owners Association, Inc.

Ryan Rouselo, President, 601-622-8555, [rrousselo@hotmail.com](mailto:rrousselo@hotmail.com)

Christine Rossetti, Vice-President, 601-812-7345, [gandarac@yahoo.com](mailto:gandarac@yahoo.com)

Jen Parish, Treasurer

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## Budget Report

The current bank balance is \$32,673.77. No major changes to the new fiscal year budget from last year. No changes to the assessment for the new fiscal year, which will remain \$450 and due by June 30. Current outstanding assessments and late payment penalties total \$5,418.50.

The Board will continue to enforce fines for late payment of annual assessments as per the Procedures for Enforcement of Covenants and Associated Penalties for Violation(s) of Covenants (see <http://northbrandonshores.com>); however, due to the recent COVID-19 outbreak and any financial hardship it may have caused, the late payment penalty deadlines have been extended as follows:

- If the assessment is not paid by August 31, 2020, a \$50 fine will be assessed against the owner.
- If the assessment is not paid by September 30, 2020, an additional \$100 fine will be assessed against the owner.
- If the assessment is not paid by October 31, 2020, the owner's past due amounts will be turned over to an attorney for collection, at which time the owner's use of all common areas (including clubhouse and lake) will be suspended until the owner pays all past due assessments, assessed fines, and attorney fees. All payment amounts will be applied to past due assessments first.

Please consider making partial payments over the next few months if payment in full would cause an undue hardship. For example, you can make two payments of \$225 or four payments of \$112.50. Please be sure to write your invoice number on your checks. Payments can be mailed to the address shown on the invoice, the NBSHOA post office box, or placed in the drop box located at 120 Pilots Cove.

If you are having difficulties regarding payment of your assessment, please contact the Board so we can work with you.