

**NORTH BRANDON SHORES
HOMEOWNERS ASSOCIATION, INC.**

2018 ANNUAL MEMBERSHIP MEETING

April 23, 2018

CURRENT DIRECTORS & OFFICERS

Wendy Collins – President	Michelle Sansing
David Hertel – Vice President	Hugh Fleming
Ken Carraway - Treasurer	David Carr
Shay Jennings – Secretary	

1. Call to Order:

- The meeting was called to order by Wendy Collins at 7:15 pm.

2. Verification of Quorum (33 1/3% – 36 Members):

- 39 members and/or proxies were present.

3. Approval of the Minutes of the 2017 Annual Meeting:

- Anse Barber made a motion to approve the minutes from the 2017 Annual Meeting; Rusty Stephens seconded the motion. All were in favor of approval.

4. Lake Committee Report:

- Biologist's Report: The Biologist Report from Scott Kirk of Southeast Pond Management stated that the fishery remains in good condition. We are encouraged to harvest small bass and crappie throughout the year as well as to continue supplemental feeding and fertilizing. Weed mitigation is important, and we should continue to try and control sediment.
- Lake Update: B. Davidson will spray the aquatic weeds. The Board gave special thanks to David Hertel and Curtis Collins for their hard work clearing the weeds and logs from the spillway. The warped & cracked boards on the pier have been replaced and it is now stable.
- Wildlife Update: There has not been another sighting of the alligator. If anyone sees an alligator, he should notify a board member as soon as possible with details. A pest control specialist has been scheduled to set traps for beaver and nutria. One resident voiced concern that other wildlife would be hurt by the traps set on the lake. Another homeowner voiced concerned about loose dogs that have killed another goat on his island. Residents are encouraged to contact animal control whenever loose dogs are spotted.
- Dam: The most recent Owner's Inspection of the dam was completed by Ken Faulkner. MDEQ asked that we continue to mow the dam slopes regularly and ensure that the erosion repair is properly vegetated near the spillway outlet. The dam slopes are bush hogged twice annually, and grass mats were put on the eroded area that had been previously seeded with rye grass.

5. Other Committee Reports/Business:

- Clubhouse/Pool Committee Report: The pool filter developed a leak and had to be replaced by Chunn's pool service. Tiles in the men's room were repaired, but additional repairs will need to be made to the molding and sheetrock. The wrought iron fencing and posts were repaired around the pool. The pool coping tile repairs still need to be made,

and M. Sansing reminded the homeowners that the new pool/lake gate key is available if anyone has not received one yet.

- Architectural Report: H. Fleming reported there is currently only one new home construction set to begin. All homeowners were encouraged to let him know anytime they have concerns to ensure everyone stays in compliance with the architectural covenants.
- Audit Committee: The Audit Committee completed its review of the books for the year ending May 31, 2017 and made three recommendations:
 - Establish a contingency fund of \$2,500 annually,
 - Develop a tracking system for the keys and decals, and
 - Establish a property transfer log.The contingency fund was added to the budget, and spreadsheets were set up to track both keys & decals as well as ownership transfers for each parcel in the HOA.
- Maintenance/Landscape Report: Cameras were installed at the front entrance and cloud service established with Southern Audio to maintain records. New street signs are planned for the coming year.

6. Neighborhood/County Activity Report:

- There are no major issues to report other than the concerns regarding the repaving of Andrew Chapel Road. W. Collins stated that according to the County, there is no set date for completion of this repair, though the Board of Supervisor has authorized rights of way to be secured and engineers to design the road improvements & layout.

7. Treasurer's Report:

- The current bank balance is \$35,825.18, with a current accounts receivable of \$3,150 which includes \$950 in late fees. Liens will be filed on each past due.

8. Discuss and Vote on Proposed Budget:

- W. Collins presented the proposed 2018-19 budget which called for an annual assessment of \$450 per homeowner. Rusty Stephens made a motion to approve the budget; Allen Roberts seconded the motion. All were in favor of approval and the motion carried.

9. Nominations and Vote for the Board of Directors:

- Four Board members complete their terms at the end of May. A call for volunteers was sent to the membership prior to the meeting, and four residents agreed to serve: Tripp Purviance, John Crain, Jen Parish, and Ryan Rousselo. W. Collins opened the floor to any new nominations, comments, or questions prior to voting. No new nominations were proposed. Doug Hester made a motion to elect the four volunteers; seconded by Dale Purvis. All were in favor and the four named volunteers were elected to the Board for the period June 2018 – May 2021.

10. New Business – Open to the Floor:

- Some homeowners voiced concerns regarding the side-by-sides, motorcycles, etc. becoming an issue on the streets and riding through residents' yards. W. Collins stated that an announcement will be sent to all homeowners regarding these issues. There were no other issues raised.

11. Adjournment:

- W. Collins made a motion to adjourn meeting at 7:50 pm.