

North Brandon Shores  
Homeowners Association, Inc.  
May 20, 2025 Annual Board Meeting Minutes

**I. Board Members Present:** David Nichols, Ryan Lloyd, Susie Hester, Bonnie Saranthus, Page Fox, Heather Martin, Mike Jones

**II. Board Members Absent:** N/A

*Quorum Verified with 29 members present and 10 proxy forms.*

**III. Call to Order:**

- The meeting was called to order by David Nichols at 7:10 pm, seconded by C. Rosetti.

**IV. Approval of Minutes from Last Meeting:**

- Motion to approve the 2024 annual meeting minutes was made by D. Nichols, seconded by S. Hester. Minutes approved.

**V. Budget:**

- Treasury Report: Bonnie Saranthus presented report. The account balance is \$35,289.24. The balance reflects a special lake account fund (\$14,601.00) attributed to collections on late assessments by the HOA board and the attorney, Adam Woods. The board voted earlier to use this extra collection and any future collections for lake improvements only. A/R Aging summary reports the only past due not being collected is the abandoned home at 711 Westerly, and the attorney is working to collect at this time. There is a lien on this property.

**Lake**

- Discussed problems with the lake, i.e. shallow.
- David Carr expressed concerns about the shad population and that the lake is not being given priority over other maintenance. Several members expressed concern over the board's decision to discontinue Southeastern Pond Mgmt. Inc. S. Hester reported that the board had voted on a decision to use the \$13,000+ paid SE Pond and any other expenses to try to address the real issues with the lake. Several members said it didn't seem logical to pay SE Pond when we are not addressing silt, etc. A. Barber called for a vote and C. Rosetti 2<sup>nd</sup> to reinstate SE Pond. The motion *failed* by a large majority. D. Nichols called on everyone to work together to get the best plan for lake improvements.

**VI. Clubhouse and Pool rental**

- Page Fox updated the members present on the rules regarding rental and deposits. After floor discussions regarding damages, etc. R. Saranthus made a motion to increase the security deposit to \$200. D. Nichols 2<sup>nd</sup>. It was approved unanimously.

## **VII. New Members**

Three new members needed on HOA Board 2025-2028: Nominated on the floor: Tracie Patrick, Amy Brown, and Justin Thames. All members voted in favor of adding these members to the Board.

## **VIII. Adjournment:**

- D. Nichols made a motion to adjourn at 8:35 p.m.; seconded by C. Rosetti; meeting adjourned.