

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

**2019 ANNUAL MEMBERSHIP MEETING**

April 22, 2019

**CURRENT DIRECTORS**

Wendy Collins  
Ryan Rousselo  
Jen Parish  
Shay Jennings  
Chris Allen  
John Crain  
David Carr

**CURRENT OFFICERS**

President – Wendy Collins  
Vice President – Ryan Rousselo  
Treasurer- Jen Parish (ABSENT)  
Secretary- Shay Jennings  
Architectural Review–Hugh Fleming

1. Call to Order:

- The meeting was called to order by the President, Wendy Collins, at 7:06 pm.

2. Verification of Quorum (110 Voting Members – 36 Members =quorum):

- Wendy Collins verified the quorum of 36+ members/proxy and the quorum passes.

3. Approval of the Minutes of the 2018 Annual Meeting:

- A motion was made to approve minutes with first by Rusty Stephens and seconded by David Hertel, no additional discussion or objections, minutes approved.

4. New Business:

- C-Spire: Ben Lane with C-Spire talked about the services coming to our neighborhood and answer any questions we might have. The services are Fiber for cell phones and television, as well as, house phones. Ben stated it would take approximately 3 months to complete and the Phase 5 for our neighborhood will start in approximately 3-4 weeks. Homeowners would not be charged for the services until the installation is complete and the installation fee is free. It is not required to have cell service through C-Spire to get the service, but those who have their cell service with them will receive a discount. Example fees for Fiber include: \$70 flat on internet with their cell service, \$80 without, and \$65 on television and extra packages available. Currently, there is a free Amazon Firestick promotion. Ben left his cards and information for any homeowners interested or for additional information.

4. Lake Committee Report:

- Biologist's Report: The Biologist Report and lake update was provided by Scott Kirk from Southeast Pond Management. The fish population sample compared to last year is comparable. After the evaluation according to S. Kirk, the homeowners should be encouraged to fish for bass due to overpopulation. There is some concern about the

sediment in the lake, so Scott recommended to be proactive and try to minimize the sediment better.

- Lake Update: Brian Davidson did a great job of working on spraying the aquatic weeds last spring and summer. He is scheduled to spray again in the next few weeks. Our spillway had become covered in weeds again, but we did some partial clearing last week. Anyone who has a chainsaw or other tools who can work on getting some of the larger logs out please let the board know.
- Wildlife Update: There has not been another sighting or any other reports of the alligator. W. Collins or any member of the board should be immediately contacted if the alligator is sighted again. W. Collins contracted with Kennie Prince in the fall to do some trapping. He caught several beaver and nutria, and will be returning this spring for follow up. Please notify us whenever you see nutria or beaver so we can identify the location for Kennie. We'll send out a communication before he sets traps, and we'll post a sign on the flyer pole at the 4-way stop to remind folks to keep pets away from the lake during that time.
- Dam and Levee: W. Collins stated the most recent owner's inspection of the dam was performed by Ken Faulkner. MDEQ asked us to continue keeping the dam slopes bush hogged and ensure the grass continues to grow on the erosion repair. Rusty Stephens stated the levee is welcome for fishing and foot traffic, but please no ATV's.

#### 5. Other Committee Reports/Business:

- Clubhouse/Pool Committee Report: (a) The AC and furnace pan were replaced this year. The coils were leaking and it was not cooling and we've added refrigerant to the unit several times. Also the roof was replaced and ridge vents were added. These two repairs should significantly help the cooling in the clubhouse. (b) The wood fence on the south side of the pool was leaning and has been repaired for stability. The low railing around the lake gate was in bad shape so that was also repaired. We've had a big problem with four-wheelers driving on the grass and going around the railing and through the woods to get on the boat ramp, so we extended the railing across to the pool fence and will be putting a chain across the opening in the woods just north of the railing. (c) The gentleman who resurfaced the pool a few years ago, Dennis Edwards, repaired our pool coping tile and regouted. (d) Michelle Sansing reminded the homeowners that the new pool/lake key is available if anyone has not received one yet.
- Architectural Report: Evan Jones had no additional information to report, stated everything is going well.
- Audit Committee: Jen Parish absent, no report provided.
- Maintenance/Landscape Report: R. Rousselo reported the street signs for phase one complete, phase two will be the rest of the street signs. The flyer post were installed on a separate panel to put signs on and please do not put them on the Stop signs or street signs which is against the law and tape destroys the finish. The front entrance had an issue with the water during construction of the house on the corner lot, Evergreen cut our service. When we realized it, they re-established our line and gave us a month's credit.

#### 6. Neighborhood/County Activity Report:

- Entergy: W. Collins stated Entergy will replace all street lights with LED lights and also add additional lights (8) on Westerly Drive to add additional lighting.

- ATV's and Motorcycles: There was a lot of discussion by many homeowners regarding the safety of the children and people in the neighborhood as well as their property. The board listened to all comments and will take these to the next board meeting for additional discussion.

7. Treasurer's Report:

- The full report was unable to be reported since Jen Parish was unable to attend. W. Collins did state the cushion was currently around \$30,000.

8. Discuss and Vote on Proposed Budget:

- W. Collins made a motion to keep the homeowner assessment fees at \$450 for the year 2019-2020. Rusty Stephens made a statement that our assessment fees are still at a good rate and comparable to other neighborhoods. The first motion made by Evan Jones and seconded by Christine Rossetti with no opposed, so motion carries. The homeowner's dues for the year 2019-2020 will be \$450.

9. Nominations and Vote for the Board of Directors:

- W. Collins stated there are three board members scheduled to roll off the Board this year. She called for volunteers and had an excellent response. The ballot shows the three members who volunteered: Christine Rossetti, Sherrie deWolf, and Dale Purvis. There were no additional nominations from the floor. W. Collins asked for a motion to approve election of these three to the Board. The first motion was made by Anse Barber and seconded by Allen Roberts. All members in favor so motion carries.

10. New Business – Open to the Floor:

- W. Collins stated the question from some homeowners regarding a garage sale in the neighborhood or a neighborhood garage sale together. No members were in favor, no further discussion.
- W. Collins gave a big thanks to my fellow board members – Ryan, Jen, Shay, David, Chris and John. It has been a pleasure to serve with you, and I can't thank you enough for all your help. The board members and homeowners thanked Wendy for all her dedication and hard work as the President.

11. Adjournment:

- W. Collins asked for a motion to adjourn. The first motion made by Harvey Dallas and seconded by Mel Coxwell.