

**BRANDYCHASE RECREATIONAL ASSOCIATION
BOARD MEETING MINUTES
MONDAY JANUARY 23, 2023, 4:30 PM
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** – Leslie Stevens and Grant Aslin were present. James Labato was absent. Quorum was reached. Dan Anderson from Metro Property Management along with six homeowners were also present. Director Stevens called the meeting to order at 4:31 p.m.
- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST** - Approved. There were no conflicts of interest.
- III. SPECIAL GUEST:** - None
- IV. MINUTES** – On a motion duly made and seconded, it was unanimously resolved to approve the September 6, 2022 Board Meeting and November 28, 2022 Budget Ratification Meeting Minutes.
- V. FINANCIALS** – On a motion duly made a seconded, it was unanimously resolved to approve the August, September, October, November, December 2022 financials pending final audit.
- VI. ONGOING, NEW BUSINESS** –
- A. Community Halloween Party October 30, 2022, Report. The party was well attended and well received.
 - B. New Court Renovation (New Access Gate and Electronic Lock) Discussion. Work In Progress
 - C. Surveillance Cameras Discussion. Work In Progress
 - D. Adopt Three New HOA Policies (Collection, Conduct of Meetings, Covenant Enforcement) Required By HB22–1137 Law. On a motion duly made and seconded, it was unanimously resolved to adopt the three new policies.
 - E. 2023 Metro Property Management Agreement. On a motion duly made and seconded, it was unanimously resolved to approve the 2023 Metro Property Management Agreement.
 - F. Ted Fischer Investments. On a motion duly made and seconded, management was directed to move funds from the Association’s reserve account to a CD account with Ted Fischer Investments.
 - H. No other business was discussed.
- VII. ITEMS TO RATIFY** – On a motion duly made and seconded, the items listed below were unanimously approved.
- Landcare Landscaping 2022-2023 Snow Removal Agreement
 - Landcare Landscaping 2023 Landscape Maintenance Agreement
 - Alligator Spa and Pool Services 1 Year Agreement Proposal
 - Pool Water Usage Proposed Agreement between BrandyChase Recreational and BrandyChase Condo II Associations
- VIII. MANAGERS REPORT** – Included
- IX. HOMEOWNER FORUM** – The Secretary/Treasurer of the BrandyChase II Condo Association asked management to see if a pool water reimbursement check generated by the BrandyChase Recreational Association had been cashed by their previous management company. Dan agreed to this request. One homeowner reported that he is not getting community wide Blast Emails. Management will check not this. One homeowner reported that she did not receive a monthly statement. Management will check in to this. Monthly statements now required by law were discussed. All questions and or comments were addressed.
- X. SCHEDULE NEXT BOARD MEETING** – An early March Meeting will be determined at a later date and time.
- XI. ADJOURN TO EXECUTIVE SESSION (Discuss Delinquencies) 5:05 p.m.**