



The meeting was in person at Acker's house; called to order at 7:15pm, Larry Acker, Steve Fabry, Peter Fantle, Kostas Lazarides, and Nate Ziarek were present. Nick Connor called in.

Secretary's Report (Pete Fantle reporting)

- Minutes of the January 31st meeting was reviewed by email and were unanimously approved.

Treasurer's Report (Kostas Lazarides reporting)

- Current Balances

\$21,183 Checking Book Balance @ 1/31/2022

\$8,818 Money Market Balance @ 1/31/2022

- Larry Acker has been added as a second signatory on our bank accounts.

Architectural Control Committee (ACC) Report (Larry Acker reporting)

- Lot 38 project has temporarily stalled..
- Lot 1 has notified the Committee of upcoming work No plans have been submitted at this time.

Environmental Control Committee (ECC) Report (Nick Connor reporting)

- The ECC has started on some of the spring projects. The priority project will be pruning all shrubs around the lake to approximately 1 foot. In addition they will use cut pieces from the dogwood to fill in the gaps that were created when invasive plants were killed off.
- It has been determined that burning of the shoreline will not be taking place. Dogwoods make up a significant number of shrubs around the lake and their recovery after a fire is in question. Spot burning may take place in areas where there are significant phragmites stands
- Work will need to be done on the northeast beach boat storage due to exposed matting and mucky in spots
- ECC is evaluating what to do with the muskrat this year. It is unclear if their removal is cost effective.
- Flower beds will be getting a refresh in the spring and summer
- Quote was reviewed and approved for Aquatic Biologist to treat the lake this year. This is a \$2,500 savings from the previous vender.

Old Business

- 58 homes have not paid their Q1 dues or Special Assessment at time of reporting. It is possible that there was a timing issue with Nolan Accounting. The board is continuing to look into ways to streamline the accounts receivable process.
- The Association will now have a general USPS post office box located at the north side path near Coventry Lane. Address will be s75w12495 Coventry Ln. This will become effective this spring.
- New emails have been created for all Board members. All official emails should now be sent to these accounts. (see bottom of minutes for details). Additional emails will be created for ECC and ACC members. In addition, general emails (eg ECC and ACC) will be created as they come online. Inquiries to the board can now be sent to Board@lakebrittany.com

- Google Workspace has been set up for collaboration, management and storage of documentation.
- We will be transitioning from the old website (.net) to a new and improved website (.com) in the near future.
- Tree removal on common property near Lot 55 requires further discussion. Homeowner's encroachment onto common property has complicated and increased the price of its removal.

New Business

- The 2022 budget has been reviewed and approved.
- After significant discussion the boat rules were voted on and passed as submitted during the meeting.
 - NOTE: After the meeting, this vote was rescinded via email to allow for rewrites for clarification on a number of rules. Rewritten rules were voted on via email and passed. These new rules have been sent to homeowners in an email.

Next Board Meeting Date –April 25th. Time and location TBD

Adjourn – The meeting adjourned at 10:50pm

| 2021-2022 Lake Brittany Board | | | | | |
|--------------------------------------|------------------|-------------|--------------|-------------------|-------------------------|
| Position | Name | Term | Phone | Cell Phone | E-mail |
| President | Steve Fabry | 2023 | - | 414-530-5844 | steve@lakebrittany.com |
| Vice-President | Larry Acker | 2022 | 414 425-6782 | - | larry@@lakebrittany.com |
| Secretary | Peter Fantle | 2023 | - | 414-507-9152 | pete@lakebrittany.com |
| Treasurer | Kostas Lazarides | 2024 | - | 414 687-1000 | kostas@lakebrittany.com |
| At-large | Nate Ziarek | 2024 | - | 414-349-4273 | nate@lakebrittany.com |
| At-large | Nick Connor | 2022 | - | 414-238-3946 | nick@lakebrittany.com |
| Manager | Open | | | | |