



The meeting was in person at Kostas Lazarides house; called to order at 6:30pm, Larry Acker, Nick Connor, Steve Fabry, Peter Fantle, Kostas Lazarides and Nate Ziarek were present.

Secretary's Report (Pete Fantle reporting)

- Minutes of the September 15th meeting reviewed by email and were unanimously approved.

Treasurer's Report (Steve Fabry reporting)

- We have not selected a Treasurer at the time of the report, so Steve reminded the Board of the report from the annual meeting.
- Per the Annual meeting , as of October 11th 2021

\$486.00 - Checking Balance book balance

\$7,703.45 – Money Market balance

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

- Nothing new to report.

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

- The ECC is winding down for the season. Mats and buoys at the beaches have been removed.

Old Business

- The Board discussed the future use of Special Assessments over yearly increases to dues.
- The Manager position is currently open and the Board would prefer to fill it. At this time we need to determine a job description as many of the duties were being fulfilled by the past Treasurer and we are not certain which duties should be Manager. After we create the job description, we will be offering it to a number of individuals that have shown interest. Kostas and Nate will be sitting down with Pat Boyer to sort this out.
- The Board is evaluating a few large ECC projects.
 - The regrading of the West Swale was a carryover from 2020 and planned to be completed this fall, however, we are assessing if this project is needed due to low funds.
 - East Beach Boat storage and clean up was a planned project for summer of 2021, but was postponed due to other priorities. We are assessing if this project is needed due to low funds and potentially pushing to 2022. This project includes additional sand, landscaping and kayak racks.
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New Business

- A 10% increase was approved for 2022 in order to increase our operating funds and reserve. New dues are \$118 bill each quarter
- The special assessment of \$100 will be collected in the first quarter of 2022. The Board is investigating how to collect this amount.
- The email directory will be updated in near future. The copy found on the website was updated by those who attended the annual meeting. In addition, Board members will begin reaching

out to those who do not have an email. If you know your email has changed in last year please let a board member know.

- Nate will be investigating a new system to track Board related conversations, manage budget, and file management. This may include a new interactive website and app.
- The Board will be meeting with the ECC in the near future to discuss roles and responsibilities to ensure projects get completed and properly delegated out.
- The Board would like to remind all homeowners that per covenant rules dogs **NEED** to be kept on a leash. There was a recent dog bite in the neighborhood. We would also like to remind everyone that dog bites are a police matter not a Board matter.
- Please ensure that all boats have your lot number visible.
- The Board would like to thank two homeowners for their generous donation to remove willows on east shoreline.
 - Brenda Bohman of Lot 57
 - Sally and in the spirit of Dan Natchek Lot 28
- The board reviewed and responded to a concern by a homeowner about the voting process.
- Selection of Board positions were unanimously approved
 - President: Steve Fabry
 - Vice President: Larry Acker
 - Secretary: Pete Fantle
 - Treasurer: Kostas Lazarides
 - At Large: Nate Ziarek
 - At Large: Nick Connor
- ACC Liaison: Larry Acker
 - ECC Liaison: Nick Connor

Next Board Meeting Date –November 22 at 6pm. Location TBD

Adjourn – The meeting adjourned at 9:25pm

2021-2022 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2023	-	414-530-5844	stevefabry@yahoo.com
Vice-President	Larry Acker	2022	414 425-6782	-	Lacker2223@gmail.com
Secretary	Peter Fantle	2023	-	414-507-9152	pwfantle@gmail.com
Treasurer	Kostas Lazarides	2024	-	414 687-1000	klazarides@wi.rr.com
At-large	Nate Ziarek	2024	-	414-349-4273	NathanZiarek@me.com
At-large	Nick Connor	2022	-	414-238-3946	Nconnor2002@icloud.com
Manager	Open				