



Lake Brittany Homeowners' Association

Board Meeting Minutes

October 20, 2020

The meeting was held via Zoom Video Call, called to order at 7 pm. Larry Acker, Nick Connor, Pat Boyer, Steve Fabry, Peter Fantle, George Schick, and Dan Natchek participated.

Secretary's Report (Pete Fantle reporting)

- Minutes of the October 9th meeting had previously been reviewed over email, and were unanimously approved.

Treasurer's Report (Pat Boyer reporting)

- Nothing to report since the October 9th meeting
- The Treasurer has requested the ECC and the Board put together a list of items or projects to be included for consideration in the 2021 budget.
- We are in the process of satisfying the liens. There is one lien outstanding yet.
- The ECC chair personally paid for new trees in order to expedite delivery. The Association has reimbursed him. Invoice will be sent to the homeowners who donated to the tree plantings.

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

- ACC only reviews and offers approval for exterior updates and improvements
- ACC reviewed a newly constructed berm.
- New and pending approvals
 - None

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

- ECC received a \$3000 estimate for the grading of the east area to help control flooding. This will provide better drainage to the lake by including a shallow planted swale.
- The ECC is considering another regrading project for the access lot off Ludington Circle. It will be placed on a list of priorities.
- The Lake Management Team reports 89 total responses from survey. The deadline to complete the survey is set for October 31, 2020. Please complete survey by then.

Old Business

- Installation of new and returning Board members.
 - The board welcomes Steve Fabry back for another term and newcomer Peter Fantle. In addition, they said farewell and thanks to departing Dan Natchek
 - Officer assignments are as follows
 - President- Steve Fabry
 - Vice President- George Schick
 - Treasurer- Pat Boyer
 - Secretary- Peter Fantle
 - Environmental Control Committee Liaison- Nick Connor
 - Architectural Control Committee Liaison- Larry Acker
- The Board commented that although the weather was cold the turnout for the annual meeting was better than anticipated. It was noted that the residents appreciated the transparency the Board has shown lately.

New Business

- A theme at the Annual Meeting was residents appreciate the work that has been done at the lake and in the common grounds. They expect more improvements in the future. Residents seemed to be in support of raising dues for 2021. The board is considering a 10% increase, but would like to put

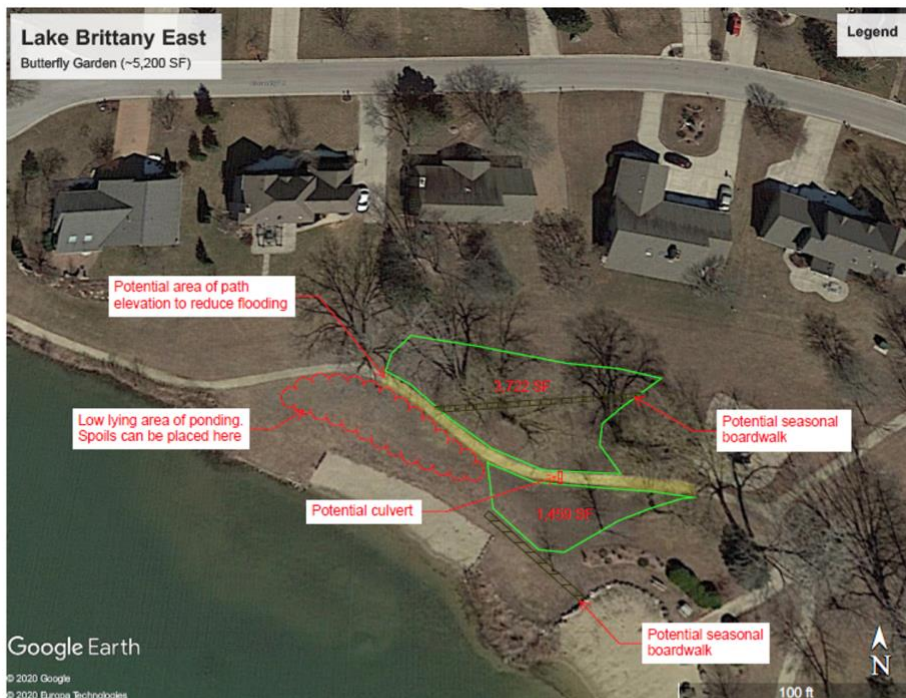
together a comprehensive budget plan and workplan of potential 2021 projects requiring funding. A decision will be made after review of this document.

- The Franklin Fire Department will be conducting dive training on the lake October 27 to 30, from 0830 to 1200 each day.
- Volunteer worker waivers are suggested by our insurance company. A policy will be created during the winter
- A resident has complained about feral cats roaming around the lake and common grounds and asked for assistance in their removal. After much discussion on the matter it has been determined that there will be No DIRECT action by the Board or any LBHA employees due to private property and potential health issues, a communication of the issue to homeowners will be sent out in the coming days. The communication will include recommendations for prevention and provide referrals to publically available resources. (HAWS. Etc)
- A Fish stocking matching donation program is being considered to assist in funding restocking for sport fish in the lake. Residents will be given a selection of fish species and costs to select from. There is an option to have donations acknowledged on a plaque to be installed near the lake.

Next Board Meeting Date – TBD

Adjourn – The meeting adjourned at 8:15pm.

2019-2020 Lake Brittany Board					
Position	Name	Term	Phone	Cell Phone	E-mail
President	Steve Fabry	2023	-	414-530-5844	stevefabry@yahoo.com
Vice-President	George Schick	2021	367-2527	414-352-9483	theshix2@msn.com
Secretary	Peter Fantle	2023	-	414-507-9152	pwfantle@gmail.com
Treasurer	Pat Boyer	2021	529-0410	414-305-0447	BoyerLBGA@att.net
At-large	Larry Acker	2022	425-6782	-	Lacker2223@gmail.com
At-large	Nick Connor	2022	-	414-238-3946	Nconnor2002@icloud.com
Manager	Open				



Contractor Proposal and budget:

Contractor to provide Certificate of insurance prior to starting the project.