

Lake Brittany Homeowners Association March 19, 2013 Board Meeting Minutes

Meeting was held at Norb Bohmann's starting at 6:37 p.m. Kostas Lazarides, Jeff Spoerk, John Jaeger, Tad Johnson, Norb Bohmann, and Pat Boyer attended. Tom Schauer excused.

Secretary's report: (John Jaeger reporting) Minutes of the January 29, 2013 meeting were approved with no revisions.

Treasurer's report: (Tad Johnson reporting) At 2/28/13 the Wells Fargo investment account was \$25,305.85 and the checking account balance was \$6,813.53 at the bank as of 3/19/13. Month end Feb. 2013 balance of about \$8K is almost exactly what it was in Feb. 2012. The bank will be charging for monthly paper statements beginning in April. We will convert to all electronic access. One home sold in early March and the dues were made current before the closing.

Architectural Control Committee (ACC) report: Tom Schauer, Board Liaison, is out of state and thus no official report.

Environmental Control Committee (ECC) report: (Norb Bohmann chair) There have been no meetings of the ECC since the last meeting on 12/3/12. Don Reidy recently finished expanding the width of the culvert on the access path off Ludington circle enabling better access for work equipment without leaving ruts in the soft ground. He was also paid for the recent creation of new "No Trespassing" signs.

OLD BUSINESS

- **Common Ground Signs** – Homeowners who had problems with the signs will be contacted to find compromises.
- **Drain Near NE Access** (lots 27 & 28) – After a rainfall of over an inch in late January the drain was checked. It appears to have handled that rainfall that left a lot of standing water on the tot lot and the path near it. Leaves do tend to clog the drain and ECC is asked to try and periodically check the drain and clear leaves and debris. Homeowners are also encouraged to clear debris from the drain if they spot it.
- **Electronic Billing** – With the first quarter billing about 10 homeowners signed up. Will track how many more sign up in future quarters.
- **Lakeland Biologists** – a written summary of the very informative report given at the annual meeting will be posted on the Lake Brittany website. It was sent out to homeowners with the annual meeting minutes.
- **Dec. 1 Boat Removal Deadline** – One boat was removed after the homeowner was notified. The firm the Association contracts to remove the other boats reports that the boats are frozen to the ground and have to thaw before they can be removed.
- **Rules Revisions** – The Board is reviewing a proposed update to rules mostly regarding boats. A vote on new rules will be made at the next Board meeting.
- **North Path Deed Transfer** – The developer will be contacted and the steps taken to transfer ownership to the Association before the next meeting.

NEW BUSINESS

- **Lakeland Bids** – Will ask Lakeland Biologists to submit a three year bid/plan as they did in 2007. Annual plant control at beaches, boat storage and fishing areas and treatments for organic sediments are to be in the bid.
- **Fishing Guidelines** – The Board is asking the ECC to develop a subcommittee to study the fishing environment on the Lake and to help publish new fishing guidelines this year.

Meeting adjourned at 7:45 p.m. The next Board meeting will be Wednesday May 1 at Kostas Lazarides.

SAVE THE DATE: Summer Dinner & Couples Golf Outing Fri., July 12, 2013 @ New Berlin Hills

2012-2013 LAKE BRITTANY BOARD

Name	Term	Phone	Cell Phone	Email Address	
John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbg@att.net	Association Manager

REMINDER – the website, www.lakebrittany.com – with the user ID = lb99 and the password also = lb99.

Lake Brittany Homeowners Association May 1, 2013 Board Meeting Minutes

Meeting was held at Kostas Lazarides' starting at 6:38 p.m. Kostas Lazarides, Jeff Spoerk, John Jaeger, Tom Schauer and Pat Boyer were in attendance. Tad Johnson arrived 7:10 p.m. Norb Bohmann was absent.

Secretary's report: (John Jaeger reporting) Minutes of the March 19, 2013 meeting were approved with no revisions.

Treasurer's report: (Pat Boyer reporting) per the 4/30/13 statements the Wells Fargo investment account was \$25,306.11 and the checking account balance was \$12,696.91 at the bank as of 3/19/13. Delinquent accounts were the same.

Architectural Control Committee (ACC) report: (Tom Schauer reporting) The last ACC action was in October regarding new siding installed on a home. The Board wants to advise ACC that good historical records must be kept. The Board would approve reasonable expenditure for updated storage boxes.

Environmental Control Committee (ECC) report: (Norb Bohmann chair absent) Minutes of 4/1/13 meeting enclosed. Subsequent to the 3/19/13 Board meeting, a proposal to repair the West boat storage area was passed on by the ECC. On Saturday morning, April 20, the Board met at the West boat storage area to discuss the proposal. The Board asked the proposal to be scaled back to just repair a small portion of the retaining wall and to re-grade and add sand only.

OLD BUSINESS

- **Common Ground Signs** – One homeowner agreed that the no trespassing sign for the path between lots 54 + 55 could be put at the bottom of the steps adjacent to the path near the lake. Between lots 48 + 49 is yet to be agreed on.
- **Drain Near NE Access** (lots 27 & 28) – the homeowner for lot 28 reported that he staked open a grate to help stop debris from clogging it. The ECC should check this arrangement.
- **Lakeland Biologists** – the firm submitted a 3 year lake management proposal on March 29. The Board authorizes the ECC to spend up to \$8,000 for 2013 season for control of plant growth and sludge control off beaches and boat storage areas. Plant growth control will also be done in designated shoreline fishing spots. The \$8,000 amount is subject to receiving, in writing, that the work would be for 2 beach areas, 2 fishing areas and 3 boat storage areas and also subject to an agreement to somehow objectively measure the effectiveness of sludge control. The Board is not convinced that the firm's proposal for minnow stocking is an immediate need. See Mar. 19 minutes for Board recommendation that ECC should create a subcommittee of avid resident fisherpersons to study the fishing environment and provide suggestions based on empirical data. The 16 year old fishing guidelines likely need to be updated by this committee too.
- **Rules Revisions** – More revisions have yet to be made to the initial draft. Put off to the next Board meeting.
- **North Path Deed Transfer** – The developer has provided a quit claim deed form which needs to be signed and notarized to affect the transfer.

NEW BUSINESS

- **Tennis Courts** – It appears at the very least some repairs will soon be needed for the tennis courts or it may be more effective to completely resurface. Recommendations and bids should be acquired by the ECC.

Meeting adjourned at 7:45 p.m. The next Board meeting will be Monday, June 24, 6:30 p.m. at Pat Boyer's home.

Summer Dinner & Couples Golf Outing Fri., July 12, 2013 @ New Berlin Hills – sign up enclosed

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Approved CFL bulbs for who have converted from the ballast/mercury vapor lamp posts are available at no charge to the homeowners. Contact Pat Boyer to get one.

Lake Brittany Homeowners Association June 24, 2013 Board Meeting Minutes

Meeting was held at Pat Boyer's starting at 6:33 p.m. Kostas Lazarides, Norb Bohmann, John Jaeger, Tom Schauer and Pat Boyer were in attendance. Tad Johnson and Jeff Spoerk were excused.

Secretary's report: (John Jaeger reporting) Minutes of the May 1, 2013 meeting were approved with no revisions.

Treasurer's report: (Pat Boyer reporting) per the 5/31/13 statements the Wells Fargo investment account was \$25,306.64 and the check book balance is \$10,872.83 as of 6/24/13.

Architectural Control Committee (ACC) report: (Tom Schauer reporting) A request to install an outdoor hot tub is in process with an issue over lot set back rules to be resolved first.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) Minutes of 6/10/13 meeting enclosed.

- **Sludge Treatment** - will be finalized with Lakeland Biologists including a means to measure results.
- **East Boat storage** - is becoming congested. Boats were moved and ECC will look into increasing sandy areas and raising the path in that area which is prone to flooding in the spring.
- **Fish Committee** – an ad hoc committee headed by Tom Van Handel and Jim Stencel is being formed.
- **Tennis Courts** – two initial bids of \$34,000 for replacement and \$15,500 for a repair job were obtained by the ECC. More bids and details on options are being sought.
- **Common Ground Signs** - a lot of discussion. The ECC and Board feel that signs that were being replaced should be returned to the spots they were in. We must have signs posting that the common grounds are private property. The signs would be posted only the common grounds. It may not be possible to have them completely hidden from the view of all homeowners.
- **Work near Lot Lines** – there was long discussion about how to determine if dead bushes etc. are on common grounds or on private lots. The board is concerned about doing work on private property but also about homeowners doing things to the common grounds. ECC will be asked to investigate the cost of a survey.

OLD BUSINESS

- **Electronic Billing** - 27 homeowners have gone to electronic billing and payment since the system was established at the beginning of the year. This has reduced the expense to the association as well as added convenience.
- **North Path Deed Transfer** – The developer has provided a quit claim deed form which needs to be signed and notarized to affect the transfer. This needs to be signed by an officer of the Board as well as the homeowner. The Association treasurer will try to find a time to meet and get this done.
- **Rules Revisions** – Since the meeting had gone past 9 p.m. it was decided to post pone the rules revision discussion until the next meeting.

NEW BUSINESS

Meeting adjourned at 9:05 p.m. The next Board meeting will be Monday, August 5, 6:00 p.m. at John Jaeger's. The meeting will begin with a Lake walk around to visit issues as trespass signs, lot lines, boat storage and lake maintenance.

2012-2013 LAKE BRITTANY BOARD

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Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	ACC Chair
Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager

REMINDER – the website, www.lakebrittany.com – with the user ID = lb99 and the password also = lb99.

The Board wants to remind homeowners' that we deal with Association issues which are primarily the maintenance of common grounds and seeing that residents maintain their properties in compliance with the Declarations, Covenants and Restrictions. Please do not call the Board, ECC or ACC volunteers to resolve personal issues and disputes that do not pertain to the Homeowners' Association.

Lake Brittany Homeowners Association August 5, 2013 Board Meeting Minutes

Meeting was held at John Jaeger's starting at 6:03 p.m. Jeff Spoerk, Tad Johnson, John Jaeger, Tom Schauer and Pat Boyer were in attendance. Norb Bohmann and Kostas Lazarides were excused. Because it was raining the Lake walk around was cancelled.

Secretary's report: (John Jaeger reporting) Minutes of the June 24, 2013 meeting were approved with no revisions.

Treasurer's report: (Tad Johnson reporting) per the 7/31/13 statements the Wells Fargo investment account was \$25,307.15 and the check book balance is \$10,899.37 as of 8/5/13. A year ago the checking balance was 8,773.07 on 7/31/13. No significant changes in the dues receivables.

Architectural Control Committee (ACC) report: (Tom Schauer reporting) No new requests to report.

Environmental Control Committee (ECC) report: (Jeff Spoerk reporting) Minutes of 7/8/13 and 7/29/13 meetings enclosed.

- **Lake Treatments** – Because of the cool wet spring and early summer treatments did not happen until later than expected. On July 16 the plant growth off beaches, boat storage and fishing areas were treated. Sludge pellets were applied in similar areas on July 19. ECC and a Board member volunteered observed the sludge treatment and were shown how to measure the sludge by Lakeland Biologists.
- **Beach Sand** – Both beaches will have fresh sand applied yet before summer end.
- **Tennis Courts** – More bids were obtained, ranging from over \$30,000 down to \$5,375. The lesser bids would result in a black surface and white lines. ECC recommends the lower bid. More details will be looked into before the Board approves a bid.
- **Common Ground Signs** – The Board will place posts with ribbons at spots it has determined signs should be placed.
- **Lot Lines** – The Board has approved up to \$800 for the ECC to contract to have the lot lines along common ground properties surveyed.

OLD BUSINESS

- **North Path Deed Transfer** – The Association secretary will arrange to have the quit claim deed signed and notarized before the next meeting.
- **Rules Revisions** – Rules which include new boat size limitations and to state updated boat storage rules and dates are close to being finalized. A final revision will likely be approved at the next Board meeting.

NEW BUSINESS

- **Geese** – We have had a lot more geese "visiting" our Lake this year. West Lake and Lake Lore see to have a huge increase in geese this year too. Chasing the geese with boats, dogs and humans can be effective. In the meantime the Board will contact both West Lake and Lake Lore to see if the Associations might pool resources and have the DNR and USDA Fish and Wildlife services capture geese in 2014 if necessary.
- **Dues Increase** – Dues have not been increased in over 10 years. Costs are rising, especially in hiring specialist firm to handle many lake issues. Per Article V, Section 3 of the Covenants provides for up to 10% annual increases in dues without resident vote. The Board moved to increase the annual dues to \$300 from the current \$276. That is an 8.7% increase and will result in a quarterly charge of \$75 up from the current \$69. This will be effective Jan. 1, 2014.

Meeting adjourned at 7:35 p.m. The next Board meeting will be Tuesday, Sept. 10, 6:30 p.m. at Tad Johnson's.

2012-2013 LAKE BRITTANY BOARD

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John Jaeger	2014	427-0181		jtcclaud@wi.rr.com	Secretary
Norb Bohmann	2015	425-4808		Muskegoites@aol.com	ECC Chair
Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	ACC Chair
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REMINDERS –Dogs should be kept on leash, dog waste is to be picked up and no dogs on the beaches!

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Lake Brittany Homeowners Association September 10, 2013 Board Meeting Minutes

Meeting was held at Tad Johnson's starting at 6:32 p.m. Kostas Lazarides, Jeff Spoerk, Tad Johnson, John Jaeger, Tom Schauer, Norb Bohmann and Pat Boyer were in attendance.

Secretary's report: (John Jaeger reporting) Minutes of the August 5, 2013 meeting were approved with one correction. The word "volunteered" is to be deleted from "Lake Treatments" item in the ECC report.

Treasurer's report: (Tad Johnson reporting) per the 8/31/13 statements the Wells Fargo investment account was \$25,307.41 and the check book balance is \$5,707.92 as of 9/10/13. This compares to the bank statement balance a year ago at 8/31/12 of \$6,595.24. Nearly \$4K was paid out the first week of Sep. for a survey, milfoil treatment, dumpster and sand on both beaches. A preview of the financial statement which is traditionally presented at the Annual Meeting shows ordinary expenses in line with last year and discretionary or special expenses to be lower. Past due receivables are unchanged.

Architectural Control Committee (ACC) report: (Tom Schauer reporting) No new requests to report.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting)

- **Lake Treatments** – Lakeland Biologists report that the sludge treatments have been successful (see enclosed report). On 8/27/13 Lakeland reported by e-mail that we had invasive weed of milfoil found in the lake. Recommended treatment of this bad plant was done immediately. This was not budgeted but because of the mild summer there will be fewer treatments needed for plants off beaches and for sludge. Expenditure for the season is close to budget.
- **Water Quality** – Second water quality readings off both beaches were well within limits. Report is enclosed.
- **Tennis Courts** – See special section later in these minutes. (See reverse side – page 2)
- **Common Ground Signs** – The Board asks ECC to replace the signs before the next meeting.
- **Lake Lot Line Survey** – a survey of all the common ground lot lines with homeowners and the paths was finished within the quoted cost. If lot corner posts were missing there was an attempt to replace them. Lot corner posts that were buried deeply under fill were marked with PVC and sprayed orange. Homeowners are asked to please note where the lot lines are. Our workers are noting it too and can not maintain any grounds beyond those lines.

OLD BUSINESS

- **North Path Deed Transfer** – The quit claim deed is signed and now will be filed with Waukesha County.
- **Rules Revisions** – Rules which include new boat size limitations and to state updated boat storage rules and dates were finalized. A copy showing the revisions and additions is enclosed. Paper copies will be distributed later.

NEW BUSINESS

- **Notification of plant/sludge treatments** – The last minute treatment for invasive milfoil was done without us being able to notify homeowners in advance. All parties will be contacted to help insure that in the future prior notice can be given if at all possible.
- **Dues Increase** – At the last meeting the Board moved to increase the annual dues to \$300 (currently \$276). That is an 8.7% increase and will result in a quarterly charge of \$75 up from the current \$69. This is effective Jan. 1, 2014.
- **Annual Meeting** – is scheduled for 7 p.m. on **Wed. Oct. 23rd at Tudor Oaks**. Includes vote for new Board terms.
- **Board Nominations** – Two board terms expire in Oct. Time for nominations for a three year term to help keep our gem of an association with Lake and more going well. Please contact a board member with nominations.

Meeting adjourned at 8:10 p.m. The next Board meeting will be Tuesday, Oct. 14, 6:30 p.m. at Tom Schauer's.

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John Jaeger	2014	427-0181		jtjclaud@wi.rr.com	Secretary
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Jeff Spoerk	2014	425-1134		Jeff.spoerk@quarles.com	Vice President
Tad Johnson	2013	525-4867		Tjohnson19@wi.rr.com	Treasurer
Kostas Lazarides	2015	529-0840	414-687-1000	klazarides@wi.rr.com	President
Tom Schauer	2013	899-9878		tschauer@wi.rr.com	ACC Chair
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THE TENNIS COURTS!

The ECC has been studying the tennis courts recently because the courts have been falling into poor condition.

- 1) Cracks in courts – Prior attempts to repair did not last.
- 2) Peeling acrylic surface – The surface on top the base layer is peeling off in many places
- 3) Tree root trouble – there are roots causing the surface to heave and thus not be level

The ECC has received 8 different bids from 3 different firms ranging from just \$1,905 to \$36,696. This consists of just trying to repair the cracks to an almost complete rebuild which includes trying to get rid of the tree root problems.

The Board and the ECC are struggling with two main issues concerning the courts:

The Value of Tennis Courts:

- **How Many Use the Courts?** As the homeowners' association has been aging, so have many of the homeowners themselves been getting older. Less of us have been able to use the courts? Most of the new homeowners who have moved in are younger, however. Even so, 10 or 15 years ago it seems like a majority of homeowners do not make use of the courts. Fewer children have been making use of them lately too?
- **Added Value to All Properties?** On the surface some may say that having private tennis courts along with the other private lake facilities adds value to our individual homes when it comes time to sell the home. This argument is sometimes used saying a private swimming pool adds value. On the other hand, others would argue that such "additions" to a property tends to shrink the number of possible buyers because some buyers do not want such extras.

How to Pay for Upkeep of Tennis Courts:

Use the Current Investment Reserves? Many of our homeowners have questioned carrying as much as we have in a long term account. The tennis court repairs could deplete the reserves entirely in a period of rising costs to maintain the lake, however.

Make a Special Assessment? According to our Covenants and Restrictions which are part of your property deed, Special Assessments may be made for Capital Improvements. This requires a 2/3 vote approval in a meeting where 60 percent of the members are represented in person or by proxies. If a quorum is not present at a first meeting a 2nd meeting within 60 days with half the required quorum of the first meeting can be held. A special assessment may not seem as onerous as one may think in a first impression. Assume, for example, that it is decided to go with the hid bid for about \$37,000.

\$37,000 divided by 99 lots = \$373.74 per homeowner. If it was payable in 4 quarterly installments = \$93.43

If we only spend \$18,000 the cost to each homeowner would be \$181.82 and only \$45.46 a quarter.

THIS IS YOUR DECISION!

The Board is loath to make any decision without input from our neighbors. Often, however, we hear very little. The recent proposal to raise dues brought no reaction at all, positive or negative, for example. Please contact a Board member with your thoughts. See the listing of phone numbers and e-mails on the other side. THANK YOU!

Lake Brittany Homeowners Association October 14, 2013 Board Meeting Minutes

Meeting was held at Tom Schauer's starting at 6:32 p.m. Kostas Lazarides, Jeff Spoerk, Tad Johnson, John Jaeger, Tom Schauer, Norb Bohmann and Pat Boyer were in attendance.

Secretary's report: (John Jaeger reporting) Minutes of the September 10, 2013 meeting were approved with one correction. The next board meeting was scheduled for a Monday and not a Tuesday.

Treasurer's report: (Tad Johnson reporting) per the 9/30/13 statements the Wells Fargo investment account was \$25,307.66 and the check book balance is \$478.89 as of 10/14/13. Two homeowners are more than one year past due on their dues with just under \$2,800 due. Liens have been filed.

Architectural Control Committee (ACC) report: (Tom Schauer reporting) No new requests to report.

Environmental Control Committee (ECC) report: (Norb Bohmann reporting) See the ECC minutes from their 9/23/13 meeting enclosed. Besides the tennis courts the ECC discussed the issue of water collecting in springtime in the NE section. Another ECC meeting will be held early the week of 10/21, before the annual meeting. A fish subcommittee report is anticipated to be received then.

OLD BUSINESS

- **Rules Revisions** – The official, finished rules are enclosed. Copies will be available at the annual meeting.
- **Tennis Courts** – The Board approved a motion which approves the ECC suggestion to remove the current surface of the courts (see enclosed ECC minutes). The ECC feels this is key to understanding how much work is needed to fix the current tennis court damage. Having made this motion the Board is saying:
 1. The courts are here to stay, just as are the beaches, tot lots, etc.
 2. The issue is what should be the extent of the repair or resurface job.
 3. The other issue is to make homeowners aware of possible costs and the funding.

NEW BUSINESS

- **Annual Meeting Agenda**– The agenda for the meeting scheduled for 7 p.m. on **Wed. Oct. 23rd at Tudor Oaks** was discussed. It will primarily be a review of what was accomplished for the year. The reasoning for the Board actions concerning dues and the tennis courts will be given extra attention and discussion.
- **Board Nominations** – Two board terms expire in Oct. No nominations have been received yet for the positions. Tom Schauer and Tad Johnson have indicated that they would be willing to run again.

Meeting adjourned at 8:14 p.m. The next Board meeting will be scheduled after the election of two officer positions at the annual meeting.

REMINDER – Current officers' phone numbers, e-mail addresses and other important information are listed on the website, www.lakebrittany.com – with the user ID = lb99 and the password also = lb99.

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Pat Boyer		529-0410	414-305-0447	boyerlbga@att.net	Association Manager