



The meeting was in person at Acker's house; called to order at 6:10pm, Larry Acker, Nick Connor, Steve Fabry, Peter Fantle, Kostas Lazarides, Nate Ziarek and Pat Boyer were present.

**Secretary's Report** (Pete Fantle reporting)

- Minutes of the October 20<sup>th</sup> meeting reviewed by email and were unanimously approved.

**Treasurer's Report** (Steve Fabry reporting)

- Current Balances

\$3,004.90 Checking Book Balance @ 11/21/2021

\$11,817.56 Money Market Balance @ 10/31/2021

- \$3.500 transferred to checking on 10/7/21
- Estimate for end of the year is currently \$13,172.46
- New quarterly dues will be \$118.
- Boyer is transitioning treasuring duties to Lazarides.

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

- Lot 38 is continuing on extensive remodeling.

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

- Meeting with the ECC has been scheduled for Dec 6<sup>th</sup>
- ECC is working on a erosion control at the shoreline near Lot 22
- They are investigating dead trees near Lot 55 to determine if they are on common property.
- Dog woods will be planted in the spring to revegetate the areas where invasives were removed.
- A \$1 raise and \$350 bonus was approved for our employee.
- The Board and ECC are discussing how useful the continued removal of Muskrats. This year 31 muskrat were removed from around the lake.
- The Lake Association Fish Farm license is currently addressed to a former ECC member. We are investigating changing the license to another location.

**Old Business**

- the Board is compiling a list of the preferred communication venue for homeowners. This includes updating existing emails. Also, the Board is discussing ways to handle communication for those folks who do not have email.
- The Manager position has been open for some time, we are currently evaluating and have tabled discussion for now.

**New Business**

- Lawn mowing contract has been renewed for 2yrs. We have budgeted for 21 mows per year. Current contract prices states:
  - 2022 = \$674.00
  - 2023 = \$693.00
- The special assessment billing should be sent out to homeowners soon.
- The Board discussed the creation of a formalized process for boat delivery and pick up. This will prevent any damage to common property.

**Next Board Meeting Date** –January 12, 2022 at 6pm. Location TBD

**Adjourn** – The meeting adjourned at 9:14pm

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				