

**Townhomes of Brevard HOA
Board of Directors Meeting
October 13, 2021**

Minutes

1. Call to Order

The meeting was called to order at 6:00 pm.

2. Determination of Quorum

Quorum was established with 4/4 members present.

3. Approval of Minutes

Donna Campbell motioned to approve the minutes from July 14, 2021, 2nd by Joanne Minchak and approved by all.

4. Report of Officers: None

5. Management Report

- a. **Financials**-Rick Whitman from Fairway Management reported that the Operating account had a balance of \$83,513.92 and the Reserves balance was \$95,598.93 for a total of \$179,112.85 as of September 30, 2021. Rick indicated that as of today's meeting there were no accounts in arrears. Rick indicated that Mary Wathen, Fairway Comptroller had done a cash analysis and added the \$12,000 surplus to the 2022 Budget Income.
- b. **2022 Budget Worksheet**-Rick Whitman presented the 2022 Budget Worksheet and highlighted the \$12,523.26 that was added to Income and the proposed increase in Monthly dues to \$310. After much discussion between the Board and members attending, Rick was asked to revise the 2022 Budget Worksheet to \$300 a month for dues (Adjust the Reserve Contribution accordingly). Rick was asked to send the revision to the Board and to any member who requests a copy by email.

6. New Business

- a. **Car Break Ins**-It was reported that cars were being vandalized. Residents are advised to lock their vehicles and report any incidents to the police so they can track incidents. Residents were also advised to contact the police with any incidents that make them uncomfortable.
- b. **Hedges between Buildings**-Donna Campbell raised the issue of having hedges installed between buildings for privacy. The estimated cost was \$6000, and the Board will consider this at the next Board Meeting.

Next Meeting-November 10, 2021, at 6pm (To approve 2022 Budget).

Adjournment-Motion to adjourn meeting at 6:57 pm, approved by all.

Minutes prepared by Rick Whitman.