

**Townhomes of Brevard HOA
Board of Directors Meeting
August 9, 2023**

Minutes

1. Call to Order

The meeting was called to order at 6:02 pm.

2. Determination of Quorum

Quorum was established with 4/5 members present. (Joanne Minchak absent)

3. Approval of Minutes- Amy McKowen motioned to approve the minutes from July 12, 2023, 2nd by Donna Campbell and approved by all.

4. Report of Officers: None

a. **Financials-**Rick Whitman from Fairway Management reported that the Operating balance was \$73,576.85 and the Reserve balance was \$86,338.37 for a total of \$159,915.22 on June 30, 2023

b. **2024 Budget-**Rick Whitman indicated that he would have the 2024 Budget Worksheet to the Board for review by the end of September based on the August financials. Rick also indicated that the insurance estimated premium should be available by mid-September.

5. Old Business:

a. **Declarations Revisions-**Donna Campbell has not heard anything from the attorney for the status of the proposed changes.

b. **Coach Lanterns-**Amy McKowen reported that Unit 6 has installed a new coach lantern light.

c. **Patios on Common Property-**Rick Whitman presented a proposed amendment to the Declarations. The Board agreed to review revisions to the language and then have Tami email the revised language to the owners with email addresses for additional input before the next meeting.

d. **ARC Form-**The Board will review for approval.

e. **Meter Boxes-**Rick Whitman reported that Premier Electric needed the owner information for Units 16 and 17. Rick will send this information to Premier.
Ick

6. New Business:

a. **Drip Lines-**Rick Whitman will contact In Motion to check the drip lines.

b. **Moles-**Building 8 reported that there are moles making tracks in the lawn.

c. **Stump-**Rick Whitman will contact Jeremy to have the stump at Units 16 and 17 removed.

Next Meeting-Wednesday, September 13, 2023, at 6pm at the carport

Adjournment-Motion to adjourn meeting at 6:58 pm, approved by all. Minutes prepared by Rick Whitman.