



Brandon Acres Homeowners Association

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Board of Directors Members:

President: Jennifer Hagen

Committees:

Vice President: Joe Walker

Architectural Control Committee: Vacant

Treasurer: Mandi Brodsky

Amenity Committee: Vacant

Secretary: Mary

Social Committee: Vacant

Director of Committees: Richard Hodges

Nominating Committee: Vacant

Board of Directors - Monthly Meeting

Meeting Date: Wednesday January 15th, 6:00-7:00pm, via Google Meet

Meeting Minutes:

Jennifer opened with an exciting announcement that Richard Hodges has decided to join the HOA Board. He will take on the role of Director of Committees.

Jennifer then transitioned to announce that the City of Mulberry has been officially adopted as of Jan 1, 2025. The city council will have a meeting on January 23rd where people will have the opportunity to attend and provide public comment on the new city ordinances.

Jennifer then provided updates from our attorney. They sent the board a huge bill with some questionable fees so Jennifer is working to clarify. They also sent 2025 retainer information with an updated list of resources available to the HOA Board. They will host a webinar to detail the specific duties of each role on an HOA board. Jennifer plans to watch this webinar and share to further help improve board operations.

Jennifer announced that our CPA is FINALLY migrating to QuickBooks online. This move will make it easier and more convenient for our community to receive quarterly bills through email and to pay their bills with a credit card if desired. Since neighbors have already started opting in to receive e-newsletters, Jennifer and Mary will make sure to confirm if they are fine receiving bills through email as well.

Jennifer then transitioned to updates regarding our pool company. Chattahoochee Pool sent us a new contract for 2025 on Jan 1 with a 21% price increase raising our monthly bill by \$100. Jennifer pushed back as receipt of the contract was late and missed the 2025 budget planning window. Since the last contract

received was set back in 2021, a price increase is critical for them to remain as our vendor since chlorine prices are up significantly higher since our last price change. She negotiated the cost down to only a \$50 a month increase, pending approval by the Board. Mary and Joe suggested we look around at another option and maybe a cheaper rate. Jennifer agreed and shared the renewal contract so Joe could call around for other options. Joe added that he has managed a few big ground pools in the past so it might be doable for the board to buy the chemicals ourselves and just pay a company to clean/maintain the pool which should lower our cost.

Jennifer went on to discuss community updates for Richard. Two homes in our community are currently up for sale. 2119 Shay Court and 4751 Shay Terrace. Jennifer is working with homeowners and agents to support the sale. There is a covenant violation issue involving the building of an oversized shed between 2 neighbors that is in progress. A building permit request has been filed and is pending. The community wide standards state that any sheds built should have prior approval of the Board before building. Jennifer reported that a neighbor asked about potentially replacing their roof with a metal roof instead of traditional shingles. Although the homeowner opted against proceeding with it due to cost, the Board discussed this material option and its potential impact on neighbors and the theme of the community for future requests.

Jennifer transitioned to Joe to comment on the neighborhood group chat and “get to know you neighbor” idea that he had suggested. Joe stated he has not heard from anyone about wanting to contribute to the “get to know your neighbor” section in the newsletter. The board will continue to print a section in the newsletter encouraging people to get involved. As for the group chat, we will continue to entertain options and will table it until the next meeting. The idea of creating a WhatsApp account or an app like that is in the running. This will give neighbors the option to join the group discussion in a private place where they can voice issues that occur or anything neighborly related other than via Nextdoor.

Mandi was not able to attend the meeting so Jennifer discussed 3 updates with Treasury. A refund check was received from Jackson EMC so Jennifer went to the bank to deposit it. She also learned that Truist would start charging us a monthly fee of \$5 for providing check images on the statement. Jennifer discussed this with the banker and opted out of this feature to save the HOA money since check images are available online if needed. Jennifer learned that our bookkeeper has not been charging late fees for past due accounts and will resume doing so. Jennifer is actively working with the bookkeeper on the transition to accept online billing and payments.

Mary presented the quarterly newsletter and the Board discussed updates to support both emailed and print versions in the short term. The Board discussed the eNewsletter signup process and how to potentially combine the opt-in process to support eNewsletter, online billing and future chat chain options.

Lastly, the Board set monthly meetings for the 2nd Wednesday of each month via Google meet.

Meeting adjourned.