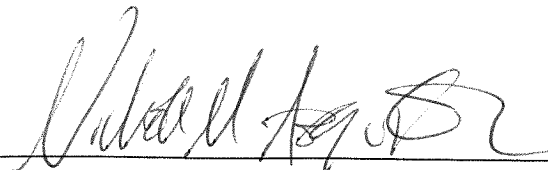


North Brook Homeowner Association Annual Meeting 2018
Shoal Creek Golf Course
December 4, 2018 @ 7:00 p.m.

- I. The Annual Meeting of the North Brook Homeowner Association was called to order at 7:13 p.m. Board members present were Andy Savastino, Gregg Bourdon, Tim Jaques, Brandon York, and Daniel Frazee. William Harrahill and Shannon Cook from FirstService Residential were present.
- II. President's Introduction of Officers, Committee's, and Management Company.
- III. Annual Meeting Minutes from 2017 were presented and reviewed. A motion was made from Gregg Bourdon to accept as presented. Second motion from Doug Kluck. Motion carried.
- IV. Board presentations
 1. Presidents Report- Gregg Bourdon.
 2. Architectural Control Committee Report (ACC)- Gregg Bourdon
 - a) The committee is made of three members.
 - b) FirstService drives the neighborhood weekly and sends letter for restriction.
 - c) A reminder to submit all exterior modifications was discussed.
 - d) Solar panel resolution and process to get approved was discussed.
 3. Landscape/Grounds – Brandon York
 - a) Messenger's Lawn and Landscaping was awarded the contract for 2019.
 - b) Irrigation upgrade discussed.
 - c) Stop sign and speed bump getting installed was asked.
 4. Pool Committee Report- Andy Savastino
 - a) Board purchased a new pool cover.
 - b) Northland Pool contract increased for 2019 due to lifeguard cost increase.
 5. Social Committee Report-
 - a) ~~There are several events that are being discussed for the coming year.~~
- V. Budget Report- William Harrahill
 - a) The 2018 expenses and the 2019 budget was presented.
- VI. Introductions of candidates for Board members- 2 Open Positions
 - a) Nichole Asquith
 - b) Andrew Thomassy
 - c) Dale Webb
 - d) No additional nominations from the floor. Nominations were closed.
- VII. Election results announced with the following residents elected to the Board
 - a) Nichole Asquith
 - b) Andrew Thomassy
- VIII. Motion to adjourn the meeting at 8:33 P.M

Approved: _____



Date: _____

12/4/19