

**Minutes of  
Brandt Village HOA Annual Meeting  
October 22, 2024  
Benjamin Branch Library, 1530 Benjamin Parkway**

**Homeowners present:** Martha Uhler (2301), Linda Moon (2347), Jennifer Mallory (2321), Linda Hendricks (2366), Gail Hughes (2351), Candi Stephens (2304), , Virginia Bouvier (2354), Faye Willen (2334), Peggy Gentry (2355), Betty Brumfield (2343), Geri Glavis (2307), Lisa Al-Qimlass (2322, 2320, 2323, 2319), David Haugaard (2356)

**Renters present:** Nurah Al-Qimlass (2323),  
Karen McCray (2367 - daughter of owner)

**Prestige Management:** Andrew Shannon and Megan Cooke

Call to Order

Martha (2301) called the meeting to order at 6:00 p.m. and welcomed everyone to the 2024 Brandt Village Annual Meeting. Andrew confirmed that we had a quorum. Linda Moon (2347) asked for any corrections to the minutes from the 2023 annual meeting. As no corrections were suggested, Lisa (2322) made a motion to approve the minutes; Faye (2334) seconded the motion, and the motion carried.

Financials/2025 Budget

Nurah (2323) presented the 2025 Brandt Village Budget, which she had updated in coordination with Prestige. She offered to take questions, but none were submitted. Lisa made a motion to ratify the budget; Jennifer (2321) seconded the motion, and the budget was ratified.

Community Update

Martha summarized some of the events of the past year, including the placement of pine bark mulch to replace the previous pine straw. She emphasized that the function of the HOA board is to maintain and enhance the value of the homes in the community. That includes being very careful with the expenses by staying in contact with our vendors, such as landscaping, pool management, and property management. Martha also reported that Brandt Village has a little more than four years left on the siding payments. As this loan nears an end, the board will need to look at roof repairs. This will be done gradually, attending to the oldest replaced

roofs as well as roofs requiring emergency repairs. Lastly, Martha noted that she and Linda would be rotating off the board after this meeting.

### Nominations

Andrew explained that Gail (2351) would remain on the board to fulfill her two-year term. Nominations for new board members included Nurah Al-Qimlass, Candi Stephens (2304), and Linda Strong (2324). When Andrew explained that another member was needed to complete the five-member board, Virginia (2354) nominated David (2356). After some discussion, David accepted the nomination. Lisa made the motion to accept the four nominees; Jennifer seconded the motion. Nurah, Candi, Linda and David were elected by acclamation.

### Questions

Homeowners were asked if they had any questions for the board. Karen (2367) asked if the drainage near her mother's unit could be addressed. Andrew agreed to look at the storm drain with the company who addresses our drainage issues. Lisa again requested that a door at her unit be repainted. Linda Hendricks (2366) reported that her front door has a patch that needs painting. Jennifer needs help with ivy that is growing out of control at her unit (2321). Geri (2307), Virginia, and Peggy (2355) noted that cables and wires are above ground near their units. Lastly, complaints were made about Bland blowing leaves on top of the newly spread mulch. Andrew noted that all these issues should be addressed by the new board.

There being no further business, Martha adjourned the meeting at 6:28 p.m.

Respectfully submitted,  
Linda Moon, Secretary