

# BROADLANDS

## Association, Inc.

Board of Directors Meeting  
October 8<sup>th</sup>, 2024, 6:00 PM - Virtual via Zoom

### AGENDA

- |              |   |                               |
|--------------|---|-------------------------------|
| <b>I.</b>    | <b>Roll Call – Proof of Quorum</b>                              |                               |
| <b>II.</b>   | <b>Approval of Minutes – September 10, 2024</b>                 | <b>Approval</b>               |
| <b>III.</b>  | <b>Member Forum/Resident Requests</b>                           | <b>Discussion</b>             |
| <b>IV.</b>   | <b>Report of Officers and Directors</b>                         | <b>Discussion</b>             |
| <b>V.</b>    | <b>Committee Reports</b>  |                               |
|              | A. Modification Subcommittee Report                             | <b>Information</b>            |
| <b>VI.</b>   | <b>Staff/Contractor Reports</b>                                 |                               |
|              | A. General Manager Report                                       | <b>Information</b>            |
|              | B. Communications Report  | <b>Information</b>            |
|              | C. Community Outreach Report                                    | <b>Information</b>            |
|              | D. Covenants Report   | <b>Information</b>            |
|              | E. Events Manager Report  | <b>Information</b>            |
|              | F. Pond Reports   | <b>Information</b>            |
|              | G. Pool Liaison Report  | <b>Information</b>            |
| <b>VII.</b>  | <b>Financial Information</b>                                    |                               |
|              | A. Financial Statements – July 2024                             | <b>Previously Distributed</b> |
| <b>VIII.</b> | <b>New Business</b>   |                               |
|              | A. Events Management Contract Renewal – Sparkes Event Solutions | <b>Decision</b>               |
|              | B. Pond Management Proposal – Virginia Waters & Wetlands        | <b>Decision</b>               |
|              | C. Vending Contract Addendum – Anytime Vending                  | <b>Decision</b>               |
|              | D. Bond Release – Section 202 Phase 1                           | <b>Decision</b>               |
| <b>IX.</b>   | <b>Old Business</b>   |                               |
|              | A. Snow Operations Contact                                      | <b>Execution</b>              |
| <b>XI.</b>   | <b>Executive Session</b>  |                               |
|              | A. Delinquency Report   | <b>Previously Distributed</b> |
|              | B. Attorney Status Report                                       | <b>Information</b>            |
|              | C. Violation Hearings (8)                                       | <b>Decision</b>               |
|              | D. Violation Charges Appeal                                     | <b>Decision</b>               |
| <b>XII.</b>  | <b>Return to Regular Session</b>                                |                               |
| <b>XIII.</b> | <b>Adjournment</b>  |                               |

Budget Meeting - Monday, October 26<sup>th</sup>, 6:00pm – Location TBD  
Next Board Meeting - Tuesday, November 12<sup>th</sup>, 6:00pm - Virtual via Zoom