

# BROADLANDS

## Association, Inc.

### Board of Directors Meeting

November 11<sup>th</sup>, 2025, 6:00 PM - Virtual via Zoom - [broadlandshoa.org/contact-us/bhoa-board/](https://broadlandshoa.org/contact-us/bhoa-board/)

#### AGENDA

- |   |                               |
|---|-------------------------------|
| <b>I. Roll Call – Proof of Quorum</b>                                 |                               |
| <b>II. Approval of Minutes –October 14, 2025</b>                      | <b>Approval</b>               |
| <b>III. Member Forum</b>  | <b>Discussion</b>             |
| <b>IV. Reports of Officers and Directors</b>                          | <b>Discussion</b>             |
| <b>V. Committee Reports</b>   |                               |
| <b>A. Modifications Subcommittee Report</b>                           | <b>Information</b>            |
| <b>VI. Staff/Contractor Reports</b>                                   |                               |
| <b>A. General Manager Report</b>                                      | <b>Information</b>            |
| <b>B. Communications Report</b>                                       | <b>Information</b>            |
| <b>C. Community Outreach Report</b>                                   | <b>Information</b>            |
| <b>D. Covenants Report</b>  | <b>Information</b>            |
| <b>E. Events Manager Report and Survey Results</b>                    | <b>Information</b>            |
| <b>F. Pond Report</b>   | <b>Information</b>            |
| <b>VII. Financial Information</b>                                     |                               |
| <b>A. Financial Statements – September 2025</b>                       | <b>Previously Distributed</b> |
| <b>VIII. New Business</b>   |                               |
| <b>A. Annual Meeting Voting Software – The Inspectors of Election</b> | <b>Decision</b>               |
| <b>B. Boxers &amp; Briefs 5K Request – mb LoGistics</b>               | <b>Decision</b>               |
| <b>C. 2026 Budget and Assessments</b>                                 | <b>Decision</b>               |
| <b>D. Covenants Committee Appointment</b>                             | <b>Decision</b>               |
| <b>E. Rickenbacker Pond Solar Fountain Proposal</b>                   | <b>Decision</b>               |
| <b>IX. Executive Session</b>  |                               |
| <b>A. Violation Hearings</b>  | <b>Discussion</b>             |
| <b>B. Southern Walk HOA Dissolution Update</b>                        | <b>Discussion</b>             |
| <b>C. Delinquency Report</b>  | <b>Previously Distributed</b> |
| <b>D. Attorney Status Report</b>                                      | <b>Information</b>            |
| <b>E. Violation Charge Waiver Request</b>                             | <b>Discussion</b>             |
| <b>F. Bad Debt Write-Off</b>  | <b>Discussion</b>             |
| <b>G. Employee Compensation Information</b>                           | <b>Information</b>            |
| <b>X. Return to Regular Session</b>                                   |                               |
| <b>XI. Adjournment</b>  |                               |

Next Meeting - Tuesday, December 9<sup>th</sup>, 6:00pm