

Brittany Bay Homeowners Association, Inc.
Minutes of Board of Directors Meeting
June 18, 2026

In Attendance:

Pat Butler
Henry Vo
Will Taillac
Lisa McCarra
Karen Lopez, HCMS

I. Call To Order

Will Taillac called the meeting to order at 6:45 pm.

The June 18, 2026, board meeting was held at the community swimming pool, located at 2007 Fennigan, League City, TX 77573.

II. Homeowner Forum

There were no homeowners in attendance for the meeting.

III. Approval of Minutes Will made a motion to approve the April 29, 2026, minutes, as written. The motion was seconded by Lisa, and with all in favor, the motion carries.

IV. Management Report:

- a. **Financial Statements** – The financials were reviewed and discussed. Will made a motion to accept the financials as presented. Pat seconded the motion. With all in favor, the motion passed.
- b. **Administrative Calendar** – The calendar was reviewed.

V. Committee Reports

- a. **Social** – There were no upcoming events.
- b. **Architectural Review** – There were no members in attendance.
- c. **Pool/Recreation** – The pool lighting was included in the package.
- d. **Playground** – Playground items were included in package.
- e. **Landscape** – There were no updates on landscaping at this time.

VI. Old Business

- a. **Repairs and Maintenance** – Fence repairs were recently completed.

VII. New Business

- a. **Pool Season** – The 2026 pool season and vending machines were mentioned.
- b. **Playground Inspection** – The playground inspection was included in the board package. Additional information was requested by the board.
- c. **Pool Lighting** – Will made a motion to hold on the lighting until the pool closes for the season. Henry seconded the motion. With all in favor, the light was placed on hold at this time.

VIII. Adjournment:

There being no further business to discuss in the open session, a motion was made to adjourn the meeting at 7:20 pm to go into Executive Session. Motion passes unanimously.

Recalled meeting at 7:41 pm, following the executive session to give a summary of the executive session, which included deed restriction violations and delinquent accounts. With there being no additional business to discuss, a motion was made to adjourn the meeting at 7:42 pm.

Respectfully submitted,

Approved,

Karen Lopez
Association Manager

Association Representative