



Brandy Mill Community Association, Inc
P.O. Box 1086, Summerville, SC 29484
843.873.6508

04/17/2023

Liquid & Semi-Liquid Assets:

United Community Bank – 1. General \$51.16, 2. Certificate of Deposit #4528011620 \$25,251k, Matures 20231218 3. Certificate of Deposit #4528011653 \$25,088k, Matures 20240202

First National Bank - \$152k (as of 20230228) (W.R. has not received March statement ?)(This is expected to decrease \$8k-10k based on debt obligations to vendors and capital projects at April close)

*Total \$202K

Delinquencies:

29@ \$330 **\$9570** (File Leins per POLICY)
1@ \$695 **\$695**
5@ \$895 **\$4475**
2@ \$305 **\$610**
1@ \$1647 **\$1647** (Chapter 13 filed before any Leins filed)

Total: **\$16,997**

Finkel Law Firm Active Collections: \$14,271

The Below Listed Homeowners have resisted communication with Finkel Law Firm Collection efforts after all lawful attempts of Notice to Cure Debt. **It is recommended that the Brandy Mill Community Association, Inc – H.O.A., AUTHORIZE Finkel Law Firm to pursue FORECLOSURE action.**

1. Lewis – 121 Towne Square Rd – FLF file # 91540.57621 **\$2148.50**
2. Paradise – 123 Mill Pond Ct – FLF file # 91540.57630 **\$1790.26**
3. Garrison – 207 Thomaston Ave – FLF file # 91540.57629 **\$2668.50**
4. Pratt – 301 Hamlet Rd – FLF file # 91540.57633 **\$1603.50**

5. Anderson – 403 Hamlet Rd – FLF file # 91540.57639 \$1001.86

Motion to set Brandy Mill Community Association, Inc. annual dues collect by date to the 31st of January. Payments not received or Post Marked by January 31st shall be considered delinquent. A \$10 per month administration fee shall be added beginning February 1st and shall continue until the homeowner's debt is cured. A LEIN shall be filed against the property on or about the first week of February with the processing fees incurred by the Brandy Mill Community Association, Inc. in said filing shall be assessed to the property (\$150.00). Properties that continue their delinquency to July 1st shall be turned over for collections.

Motion Approved – Unanimous