

Brandywine Estates Homeowner's Association, Inc.
February 7th, 2017 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00pm by the Association President, Buz Underill. All board members were present.

Current Board Members:

Buz Underill - President

Mark Koontz - Vice President

Angela Taylor - Treasurer

James Coffey - Secretary

Directors:

Gloria Pazel

Paul Mouritsen

Ron Reeves

Van Reynolds

The following homeowners and guests were also in attendance: Brian and Sarah Verse, Lynn Koontz, Patricia Anderson, Sandra Anderson, Bruce G., Aileen Mouritsen, and Jerome Wright.

Approval of minutes:

At 7:00, Van Reynolds made a motion to approve the January 10th minutes as presented. Paul Mouritsen seconded the motion and the Board approved with a vote of 7 approve and 1 abstain.

At 7:01 Ron Reeves made a motion to approve the January 17th minutes as presented. Gloria Pazel seconded the motion and the Board approved with a vote of 7 approve and 1 abstain.

Treasurer Report:

- Angela Taylor informed the Board that the \$230 bill was a fire tax and that it was paid.
- The balance sheets, profit and loss sheet and the dues overdue lists were reviewed and discussed openly.
- At 7:04 Paul Mouritsen made a motion to approve the February financials as presented. Gloria Pazel seconded the motion and the Board voted unanimously to approve.
- Many folks have not increased their payment to \$100.00/month yet. Another reminder will be written into the next dues statements that go out.

Committee Reports

Recreation:

- The tennis court wind screen repairs are in the process of being scheduled.
- Edison Holt Electric will come out to give an estimate on the tennis court light switches. Cost is \$100 for the assessment. Current approved funds for this is \$1000.
- Edison Holt Electric will give an estimate on replacement of the current tennis court lamps with LED lamps.

Safety:

- There continues to be residents/guests/contractors that speed in and out of the neighborhood. There does not appear to be any solution.
- No real issues have been noted about vehicles parking overnight.

Stables:

- Patty and Sandy Anderson explained Patty's position regarding the proposed lease for the Stables. There was no negotiation at this meeting. The next action on February 8th will be to proceed with eviction/ejection.

Landscaping:

- At 7:11, Mark Koontz made a motion to proceed with the tree trimming project according to the estimate from A Advanced Tree Service. The approximate cost is \$1500. The motion was seconded Angela Taylor and the Board voted unanimously to approve.
- Ron Reeves replaced 3 lights in the entry way. He found that there are 3 more out and will replace them at cost for \$100/bulb. (Currently authorized \$400 total)

Architectural:

- The Board is waiting on Ms. Bascle to present information and/or plans on a fence going in between her property and the new construction.
- It was noted that several properties are changing hands. Angela Taylor is providing realtors with the HOA requirements for the new owners. She is also adding the information into their first dues statement.

Equity Preservation Committee:

- At 7:22, Paul Mouritsen made a motion to proceed with the fence painting project according to the estimate from Anderson & Huston Painting, Inc. The approximate cost is \$11k. The motion was seconded by Gloria Pazel and the Board voted unanimously to approve. This project should take approximately 2 weeks to complete once started.

Old Business:

- The property located at the corner of Brandywine Lane and Sugar Creek Drive, owned by Jerome Wright, is still facing zoning issues. Mark Koontz and Paul Mouritsen agreed to approach Brevard County to pursue a resolution.

New Business:

- The Board has been discussing having a website for the HOA for a long time. Buz provided an estimate from CNI to originate a website that will be maintained by the HOA on their servers. The setup cost is \$702 with a monthly cost of about \$27/month. At 7:35, Mark Koontz made a motion to accept and execute the website proposal. The motion was seconded by Van Reynolds and the Board voted unanimously to approve. Jim and Angela will work together to manage the site once it is operational.

The next meeting will be held on Tuesday March 14th at 7:00pm at the residence of Ms. Angela Taylor located at 2420 Grassmere Drive.

Adjournment: At 8:01pm, Gloria Pazel made a motion to adjourn. Ron Reeves seconded the motion and the Board voted unanimously to approve.