

Brandywine Estates Homeowner's Association, Inc.
October 10th, 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 with the exception of Gloria Pazel and Mark Koontz who arrived at 7:29pm.

Current Board Members:

Buz Underill - President
Angela Taylor - Treasurer

Mark Koontz - Vice President
James Coffey - Secretary

Directors:

Gloria Pazel Paul Mouritsen Ron Reeves Van Reynolds

The following homeowners and guests were also in attendance: Aileen Mouritsen, Karen Slover, Sarah Verse, Brian Verse, Steve Sockbesan and Lynn Koontz.

Approval of minutes:

At 7:00 PM, Angela Taylor made a motion to approve the July 11th minutes as presented. Ron Reeves seconded the motion and the Board approved with a unanimous vote.

Treasurer Report:

- Reviewed the current Balance Sheet, Profit and Loss.
- Discussed Mr. Gates' request to waive the finance charges from his overdue dues balance. He recently made a lump sum payment that covered all of his principal but disagreed with the finance charge. The Board discussed that the policy is clear in the Covenants and Declarations for this situation.
- At 7:06pm, Paul Mouritsen made a motion to not waive the finance charges for the Gates family. Ron Reeves seconded the motion and the Board approved the motion with a unanimous vote.
- Discussed the Spectrum contract and the difficulties that several homeowners are experiencing. The salesperson stated that internet services would be able to be upgraded to 300mbps but the infrastructure in the neighborhood does not support that speed. In some cases Spectrum reverted folks to the 200mbps Brighthouse internet service. This is coming at a higher cost than originally promised and the Tier1 channels are fewer than what we used to have. We are going to invite a Spectrum Operations representative to our next meeting to discuss solutions. At this point the next Board meeting was set for November 14th at the Taylor residence.

Committee Reports

Recreation:

- Tennis court awnings and screens were stowed before hurricane Irma.
- Mike O'Reilly bought heavy duty zip ties to put the screens back up.
- It looks like the court lights were turned by the high winds of the hurricane so Van will look into getting someone to straighten out the lights.
- A new net is needed on the east court of the tennis courts. Van will get an estimate.

Safety:

- Concern was raised about the condition of the metal grates over the storm drains at the north end of the pond. Kids tend to hang out and fish back there. Buz took an action to get

estimates for repair or replacement of the grates. A temporary measure may be to use the orange construction fencing around the grates.

- There are several telephone line junctions in the neighborhood that have had the covers blown off. Jim will ask Gloria via email to look into getting these repaired/replaced. (done.)

Landscaping:

- Post hurricane debris cleanup was discussed. Our current contract with Flawless specifies that storm debris cleanup is extra. Ron is waiting to hear back on the updated price since the entry was already cleared by another contractor.
- Ron will follow up with Flawless as they are mowing around debris that is near the grates of the pond and they should be removing that debris.
- Ron will follow up with the county regarding cleanup of the tree debris near the pastures on Sugar Creek Drive.

Architectural:

- All repairs need to be approved by the Architectural committee even from hurricane damage.

Equity Preservation Committee:

- No Updates.

Stables:

- Discussed the scheduled mowing of the pastures and bridle paths. Buz obtained an estimate of \$800 to have it done. This is a \$200 increase from last year. At 7:34 Paul Mouritsen made a motion to approve \$800 to have the pastures mown. Van Reynolds seconded the motion and the Board approved by a unanimous vote.
- Three sections of the pasture fence blew down. No action will be taken until the legal situation is resolved.
- There was a hearing 2 weeks ago on the case. It is still in process. Mediation was refused by Patty. We are waiting on the Judge's decision.
- Discussed what occurred with the horses during the hurricane.

Old Business:

- Previous business already discussed above.

New Business:

- The idea of charging title companies a fee for Estoppel letters was introduced and discussed. At 7:44pm, Paul Mouritsen made a motion to charge a \$200 fee for Estoppel letters produced by the Treasurer. The motion was seconded by Mark Koontz and the Board approved the motion with a vote of 5 yes, 1 no and 1 abstain.
- The idea to monetize our website was introduced. The concept would be to add several spaces on our home page to allow realtors, insurance agencies, lawn companies and such to advertise for a nominal fee to offset the cost of hosting. At 7:49pm, Paul Mouritsen made a motion to monetize the website for advertisement. Ron Reeves seconded and the Board approved with a unanimous vote.
- A concern was raised over the proposed school district restructuring. The concern is that home values may suffer being re-zoned for Heritage High which does not have as high a rating as Melbourne High. Jim took an action to send an email to all homeowners with a link to the edline website to inform them about this situation.

- Mr Sockbesan has been making contact with some legislators and pushing for areas outside the neighborhood to be maintained, such as the pond by SR192 and the I95 south onramp. He is also pursuing getting the trees by I-95 repaired.
- Mr Sockbesan identified a pine tree on Brandywine lane that is leaning towards the road, but it is not known if it is on Brandywine Estates property. Paul will determine if it is on HOA property.
- Several of the neighborhood cul-de-sacs have potholes and large areas that will require repairs.
- Ms. Tauroney presented a letter to the Board regarding a letter that Buz, the Architectural Design agent, wrote to her about her hedge. A discussion ensued and the issue was put to rest.

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

Adjournment: At 8:17pm Jim Coffey made a motion to adjourn. Paul Mouritsen seconded the motion and the Board voted unanimously to approve.