

**Brandywine Homeowners' Association**  
**January 16<sup>th</sup>, 2018 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:00pm by the Association President, Paul Mouritsen. All board members were present with the exception of Ron Reeves and Sherry Covell.

**Current Board Members:**

Paul Mouritsen - President

Brian Verse - Vice President

Angela Taylor - Treasurer

James Coffey - Secretary

Buz Underill - Former President

**Directors:**

Gloria Pazel

Ron Reeves

Sarah Verse

Sherry Covell

The following homeowners were also in attendance: Aileen Mouritsen, Mark and Lynn Koontz and Julie Beck.

**Approval of minutes:** At 7:00 pm, Gloria Pazel made a motion to approve the November 14th meeting minutes as presented. The motion was seconded by Brian Verse. Minutes were then accepted by unanimous vote by the Board.

**Treasurer Report:**

- The balance sheets, profit and loss sheet and the dues overdue lists were reviewed.
- The Gates' have not been paying the required amount of \$200/mo for several months as was agreed upon during mediation. Paul Mouritsen will go and speak with them to discuss and request compliance.
- The Knifleys are delinquent. Jim Beadle will send a Delinquent Dues letter to them. The next step is to file for a lien on the property.
- Western World Insurance agreed to renew our insurance policy with an \$800 increase.
- We received a bill from Spectrum with a 5% rate hike for January 2018. Angela is working with Todd Thorpe from Spectrum to negotiate a reduced increase for 2018.
- At 7:07pm, a motion was made by Buz Underill to remove Buz Underill as bank signatory and add Paul Mouritsen as signatory. The motion was seconded by Paul Mouritsen and approved by unanimous vote of the Board.
- Angela provided a new map of the neighborhood indicating all the new neighbors from recent home sales (4) over the last few months. Estoppel fees are being collected as part of these transactions.
- The HOA received a check from Wren Insurance for hosting their advertisement on our website.

**Committee Reports**

**Recreation:**

- Mr. Mike O'Reilly and Van Reynolds have agreed to maintain/update the tennis courts for 2018. Sarah Verse will be the point of contact for them.

**Safety:**

- There was discussion about vehicles speeding and a recent group of teens that crashed in the neighborhood due to speeding. It is possible we know where they live.
- Folks should be aware that one homeowner had a homeless person in their lanai.
- There was a break-in within the last few months at one of the homes.

**Stables:**

- Paul Mouritsen spoke about the current state of mediation with the Stable Owner. The terms discussed by homeowners at the December meeting were not agreed to by the Owner. Mediation is still ongoing and our lawyer will be attempting to contact the other lawyers this week to continue. Buz recommended that we have Jim Beadle begin the discovery process.

**Landscaping:**

- Ron Reeves will retain the responsibility for the landscaping. No updates.

**Architectural:**

- The Dickenson's roof project is in progress.

**Equity Preservation Committee:**

- Sherry Covell will be asked to take on this role. No updates.

**Old Business:**

- None.

**New Business:**

- Brian Verse presented a diagram showing 18 boat/RV/trailer storage locations. He is the POC for managing the storage.
- Tree removal guidelines could/should be added to the website. The Architectural committee is required to approve plans to remove trees.
- The flying of flags was discussed.
- Jim will put out sign for the Community Yard Sale. It will be on January 20th from 9AM to 3PM.
- Spectrum features/terms should be on the website. These will be added to the owner information document Angela is producing and will be put on the website.
- The Stockers called Angela about Spectrum. The HOA is paying for their cable and they are also paying their own cable bill with Spectrum. They should be on the HOA's plan as they are part of this neighborhood. This has been occurring for 22 months.
- It was stated that the new declarations regarding the change to the shingles requirements is not on the website. Buz will send the new declarations to Jim and they will be posted on the site.
- Julie Beck presented the idea of producing a new neighborhood directory. She will gather the information and get an estimate to present to the Board. There used to be a directory many years ago and she wants to revive that type of document. It is not going on the website.
- The lot at the corner of Brandywine Lane and Sugar Creek Drive, owned by Jerome Wright was discussed. There will be a meeting soon with the county to discuss a change to the plot that would allow a driveway to be constructed off of Brandywine lane. Buz will draft a letter of approval from the HOA and submit it to Paul for revision/approval and signature for Jerome. There is a proposed change where two pieces of land will be exchanged between an easement and the lot. They are both 900 square feet.

- Meeting locations for the next 5 months were identified:

<b>Meeting Date</b>	<b>Host(s)</b>
February 13	Brian and Sarah, 4807 Hidden Palm Pl.
March 13	Ron (suggested), 4725 Sugar Creek Dr.
April 10	Sherry (suggested), 4754 Quail Run Pl.
May 8	Gloria, 4783 Split Rail Pl.
June 12	Angela, 2420 Grassmere Dr.

**The next meeting will be held on February 13th at 7:00pm at the residence of Mr. and Mrs. Verse located at 4807 Hidden Palm Place.**

**Adjournment:** At 8:17pm, Paul Mouritsen adjourned the meeting.