

**Brandywine Homeowners' Association**  
**March 13<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.

**Current Board Members:**

Paul Mouritsen - President  
Angela Taylor - Treasurer  
Buz Underill - Past President

Brian Verse - Vice President  
James Coffey - Secretary

**Directors:**

Gloria Pazel                      Ron Reeves                      Sarah Verse                      Sherry Covell

The following homeowners were also in attendance: Theresa Tauroney, Jodie Hicks, Bill Slover, Jeff Gates, Wendi-Lynn Reeves, John Brauner and Sarah Keenan, and Mark and Lynn Koontz.

**Approval of minutes:** At 7:00pm, Ron Reeves made a **motion** to approve the February 13th meeting minutes as presented. The motion was seconded by Gloria Pazel. The minutes were then approved by a unanimous vote of the Board.

**Treasurer Report:**

- The balance sheets, profit and loss sheet and the dues overdue lists were presented.
- Taxes were filed and there is nothing owed by the HOA.
- Jeff Gates presented his dues situation and requested relief from his current balance of \$1082.25. He explained that in April of 2012 his family experienced financial hardship and began not paying the monthly association dues. Several times over the years, Angela tried to negotiate with him and he agreed to repayment terms and did not meet the terms of the agreement. For 2 years he has been making double payments to repay what was owed. There was some disagreement between him and Angela regarding attorney fees being paid as part of the amount. That disagreement was not fully explained. Paul explained what occurred when he, Angela and Jeff met to discuss this matter the last time. Mr. Gates offered to pay an amount (implying an amount less than what is owed) that the Board sees fit in order to fulfill his obligation. Paul and Angela agreed to meet with him again and review the account and make a recommendation to the Board next month.
- The Knifleys are still delinquent. Jim Beadle filed lien paperwork with the county against their property.

**Committee Reports**

**Recreation:**

- The HOA picnic was discussed and a date of May 5th was agreed upon as the day for a community gathering.

**Safety:**

- Attending homeowners were encouraged to obey the 20mph speed limit. It was also mentioned that there are many more children in the neighborhood now with recent home sales. Please be careful.
- Gloria will look into what it would take to obtain and install speed bumps.
- All the new homeowners received plants.
- The Brauners were introduced as new neighbors.

- Gloria reported that a neighbor left a note regarding a torn national ensign she had hanging outside. Paul Mouritsen will have the flag properly disposed of with his Boy Scout troop.

#### **Landscaping:**

- No updates.

#### **Architectural:**

- Standard maintenance applications are being received for painting, roofing and pools. Ms. Tauroney asked for permission to remove pine trees from her yard that are dead and the Board informed her of the application process.

#### **Equity Preservation Committee:**

- Sherry mentioned that the paving job was done very well and that the contractor doing the work was very good to our neighbors. She intends to send a thank you note to the company.
- She asked for further instruction on her role and the Board gave her direction to identify violations and report them as she sees them.
- Paul asked if there was anyone in the room that was having issues with Waste Management scheduled pick-ups. Several folks are having issues. Sherry recommended calling the county if they are not satisfied with Waste Management's response.

#### **Stables:**

- We received a bill from our attorney and paid it.
- At the last meeting, the owner requested \$50K to get rid of the easement. Paul mentioned that the requested lease terms during this meeting were the same as what were agreed upon during arbitration, but an additional section designated an easement that would remain in force even if there was no lease agreement in force.
- There are currently 5 horses in the stables. Paul approached an individual that appeared to be working at the stables and she stated that she was there to feed the cats.
- The Board will not allow access to the stables via HOA property without a lease.
- Several lease terms were discussed and the Board agrees that a gradual or periodic increase in the lease rate, including charging sales tax, is required and the lease term is flexible.
- The owner stated that she feels the HOA has wronged her.
- Another request by the owner was that the HOA pay her \$450K for ownership of the property. This was not entertained as an option.

#### **Old Business:**

- Racquetball courts will be repaired as some homeowners say they use the courts and are adamant to keep them. Quotes for repairs will be obtained by Paul. (We currently have \$2000 allocated.) Upgrades to the courts could be presented at the next annual meeting.
- No updates on a new HOA directory.
- Two entry sign ideas were presented and one from Bill Slover had a quote of \$6191.02 from kendalSIGNS to replace the wooden part of the sign. The pictures were passed around and discussed. Jodie Hicks stated that she may have a contact that could give us another quote on a sign. The Board agreed to continue working on this issue. We may present options for vote at the Annual Homeowners' Meeting.
- Bank Signatory updates are still pending.
- The county approved Jerome Wright's request for a waiver to install a driveway on the turn lane of Brandywine Lane to Sugar Creek Drive. The owner of the property will be responsible to maintain the adjacent common area; there will be an

easement for the irrigation pump. It appears the property is under a sales agreement as an Estoppel request was received. The HOA is not paying any fees associated with modification of the plat or any other related transactions.

- Paul has had 3 conversations with Tim Henderson from Spectrum in an attempt to obtain an amendment to the current contract. Spectrum has agreed to upgrade us to 100Mbps as they do not offer slower speeds. Several homeowners complained about the fact that their Spectrum bills are inconsistent and they cannot get good customer service. Several WiFi systems were discussed with homeowners including “Mesh” from Sam’s and “Apple Extender.” Finally, the Spectrum HOA Customer Service number was presented to the attendees as (866) 497-4630.

**New Business:**

- Angela re-visited the Gates’ dues situation to get a “feel” for the rest of the Board’s position on whether or not to discount the amount to be paid on their debt. Several members agreed that reducing the amount to be paid would be acceptable. Buz Underhill made a **motion** to accept \$600 from Mr. Gates to consider him Paid In Full. Gloria Pazel seconded and the Board approved the motion with a vote of 8 to 1.

**The next meeting will be held on April 10th at 7:00pm at the residence of Ms. Sherry Covell located at 4754 Quail Run Place.**

**Adjournment:** At 8:10pm, Paul Mouritsen adjourned the meeting.

**JOB SPECIFICATIONS:**

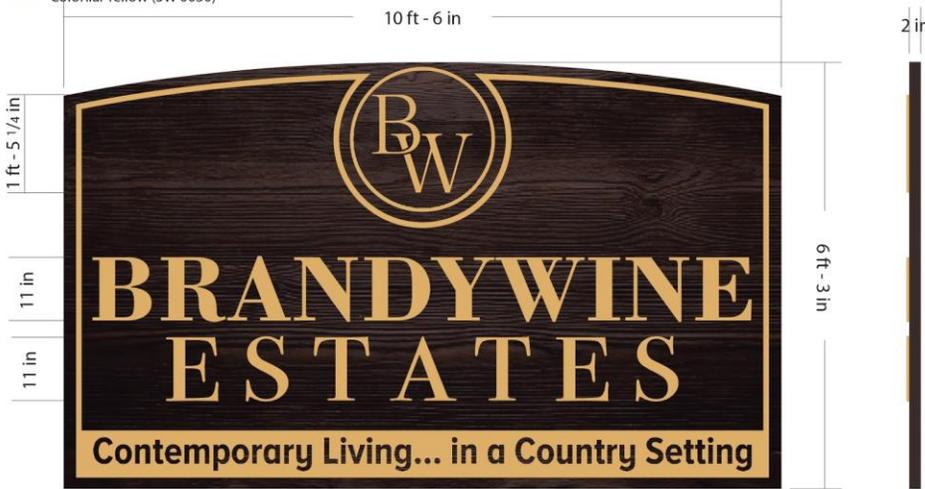
REMOVE EXISTING WOODEN SIGNS AND DISCARD

Manufacture & Install TWO (2) non-Illuminated single-sided cabinets  
Cabinets to be fabricated aluminum, prime coated & painted  
Polyurethane enamel in a semi-gloss finish.

Sign to have 1/2" FCO "BRANDYWINE ESTATES" and "BW" copy  
FCOS to be flush mounted

Border and bottom copy box "Contemporary Living..." to be painted  
Digital Printed background (woodgrain)

BORDER/BOTTOM COPY  
Colonial Yellow (SW 0030)



**kendalSIGNS**  
DESIGN • FABRICATION • INSTALLATION  
TEL: 321-636-5116 FAX: 321-636-0402  
580 GUS HIPPI BLVD. ROCKLEDGE, FL 32955

**Customers Signature for Approval:**

Customer Name: Brandywine Estates			Sales Person: Denise		Revision Date:	
Location: Entrance Signs- Sugar Creek & Brandywine Lane						
Date: 2/22/18	Designer: Dennis	Scale: 1/2" = 1'	Allowable Sq. Ft.			
File Name: brandywine estates			Max Height	00		