

Brandywine Homeowners' Association
May 15th, 2018 Board Meeting Minutes

Call to Order: The meeting was called to order at 6:59pm 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 homeowner was also in attendance: Bill Slover, Mark and Lynn Koontz, Zohe Quintero, John B. and Sarah K., and Tony Perez Falcon.

Approval of minutes: At 7:00pm, Gloria Pazel made a **motion** to approve the April 10th meeting minutes as presented. The motion was seconded by Sherry Covell. 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.
- A lein was filed against the Knifley property for overdue dues. Angela plans to consult with Jim Beadle regarding the next steps to get them to pay their dues. Small claims court may be an option.
- The HOA picnic expenditures were under budget with approximately 65 attendees.

Committee Reports

Recreation:

- The picnic was considered a success and Paul Mouritsen suggested the committee consider running another picnic in the fall.

Safety:

- Gloria received feedback from the county regarding obtaining speed bumps in the neighborhood. The process would start by sending a map of the neighborhood to the county. The second step would be to request a traffic study. Thirdly a petition would have to be signed by 85% of the home owners in favor of the speed bumps. We are in district D5; Funding for the measure would be decided by Christine Isnardi; The process could take a year or more.
- Speeding has always been an issue.
- The Board has no jurisdiction over the roads in the neighborhood.
- At 7:17pm, the Board voted to send the neighborhood map and request the traffic study from the county.

Landscaping:

- Ron obtained estimates from Flawless to perform the annual tree trimming and mulching at the neighborhood entrance. The total was \$2128.
- At 7:22pm, a **motion** was made by Sherry Covell to complete the work per the written estimate #1863 and Buz Underill seconded. The motion was approved by unanimous vote of the Board.

- Ron obtained an estimate from Myers Lawns for the trimming and removal of several trees around the stables. After discussing the estimate, items 1, 2(a), 3 and 4 were considered for action based on the written estimate totalling \$1700.
- At 7:28pm, a **motion** was made by Brian Verse to approve \$1700 to perform items 1, 2(a), 3 and 4 per the estimate and Paul Mouritsen seconded. The Board then voted unanimously to approve.
- FPL has not yet picked up their debris from the paddocks but it is expected that they will shortly.
- It was noted that the fences are in rough shape and falling apart in some places.
- It was noted that T.J. Kushner has left a great deal of brush clippings in the street. Gloria will contact him about having it removed.

Architectural:

- No updates.

Equity Preservation Committee:

- The entry sign is in rough shape and replacement strategies and budget were discussed. The original budget proposal presented during the annual meeting was \$8500 for the sign.
- A sign committee has been formed by Sherry Covell including Bill Slover, Aileen Mouritsen and Brad Jarvi.
- The continued to discuss sign options. The committee will continue to investigate options for future presentation to the Board and Homeowners for approval.

Stables:

- A motion has been filed for June 7th by our insurance company attorney to dismiss the counterclaim against us. If it is dismissed, the plaintiff will probably have the opportunity to file additional complaint(s). There is no cost for their services.
- There has been no progress with obtaining a lease with Patty.
- Sarah Verse explained that she received a phone call from Jen Machella regarding someone contacting her with interest to lease the stables. Patty contacted the person and stated she is not interested in leasing the stables and would like to sell them to the HOA for \$140000 to \$160000 and drop the law-suit.

Old Business:

- The steps to the racquetball court have been removed. No progress has been made on the door repairs.
- Jen Machella and Julie Beck intend to work on the HOA directory some time soon.
- We are not currently pursuing an updated contract from Spectrum.

New Business:

- Mr. Hurtado will get his trailer moved to the stable area with Brian's guidance.
- On May 14th, Paul received an email from Mike O'Reilly stating that he had cut down Bamboo trees on the bridal path behind his property. The debris was left on the bridal path and Mike suggested that the HOA have it removed. There are still tall stumps in the ground that must be dug out as well. Paul Mouritsen spoke with Mr. John Wilson regarding the Bamboo trees that he planted years ago on the HOA's bridal path. Mr. Wilson believed his property line extended up to the fence behind his property where the trees were planted. Paul gave him clarification on where the property line likely is. Ron obtained an estimate of \$700 to have the debris hauled by Flawless. Paul will send an email to Mike letting him know that he can pay to have the debris removed or try to split the cost with Mr. Wilson.
- Ron Reeves asked about a home that has a blue tarp on it and Buz seemed to think they have approval for roof work.

- Paul mentioned that our association documents are outdated and difficult to read and suggested we have them revised. He obtained a copy as an example from another HOA that did the work and had it approved by a lawyer. He suggested that the Board consider it for a future action.
- Sarah Verse asked about the basketball hoop on the cul-de-sac and after some discussion, it was determined by the Board to not be an issue.
- Mark Koontz took a moment to express his thanks to the committee that ran the HOA picnic. It was very well done.

Adjournment: At 8:14pm, Paul Mouritsen adjourned the meeting.