

Brandywine Homeowners' Association
June 12th, 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 Brian and Sara Verse and Gloria Pazel.

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: Mark and Lynn Koontz and Jason Werking.

Approval of minutes: At 7:00pm, Angela Taylor made a **motion** to approve the May 15th meeting minutes as presented. The motion was seconded by Ron Reeves. 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.
- On Friday, June first, Angela filed the paperwork to take the Knifley's to small claims court because they are delinquent in their dues. A court date was set for August 8th.
- Mr. Gates inquired about his lien and Paul called Jim Beadle who said he'd respond if the lien was not lifted. He has not responded so Paul believes the lien has been lifted.
- At 7:04pm, a **motion** was made by Sherry Covell to approve the treasury report. The motion was seconded by Ron Reeves and approved by a unanimous vote of the Board.

Committee Reports

Recreation:

- No updates.

Safety:

- Gloria sent the neighborhood map to request a traffic study.

Architectural:

- Mr. Werking was present to discuss plans for constructing of his fence. He has pilasters in place and desires to remove them for several reasons. After discussion, Mr. Werking was told that so long as he includes pilasters at the corners of his fence, his plans will be approved.
- Mr. Werking asked about replacing the street lights, but was informed that they are managed by the county.
- Buz presented a survey as provided by AAL Land Surveying Services, Inc. which needs to be executed to provide a driveway entry point along Brandywine Lane to lot 57.

- At 7:17, Ron Reeves made a **motion** to authorize the president to execute a deed transferring the property depicted on the sketch of the survey as part of the previously agreed upon property exchange. The motion was seconded by Angela Taylor and approved by unanimous vote of the Board.

Landscaping:

- Ron got an estimate from Tom Meyer of Meyer Landscaping to remove the bamboo behind Mike O'Reilly's home on Association property for \$550. Paul Mouritsen went over the history of this situation.
- At 7:22 pm, a **motion** was made to proceed with the removal of the bamboo by Jim Coffey. The motion was seconded by Sherry Covell and approved by unanimous vote of the Board.

Equity Preservation Committee:

- The RV on Grassmere has been moved.
- Sherry mentioned that there is a moving pod at the end of Blackberry. The Board agreed that it isn't a big deal at this point as the home will likely be sold soon.

Stables:

- There has been no contact with the owner. The hearing that was scheduled did not take place and was re-scheduled for August 9th at 1:30pm. The hearing will be regarding the owner's request for dismissal of our motion for eviction. The next hearing would be regarding the eviction if the dismissal is not granted.

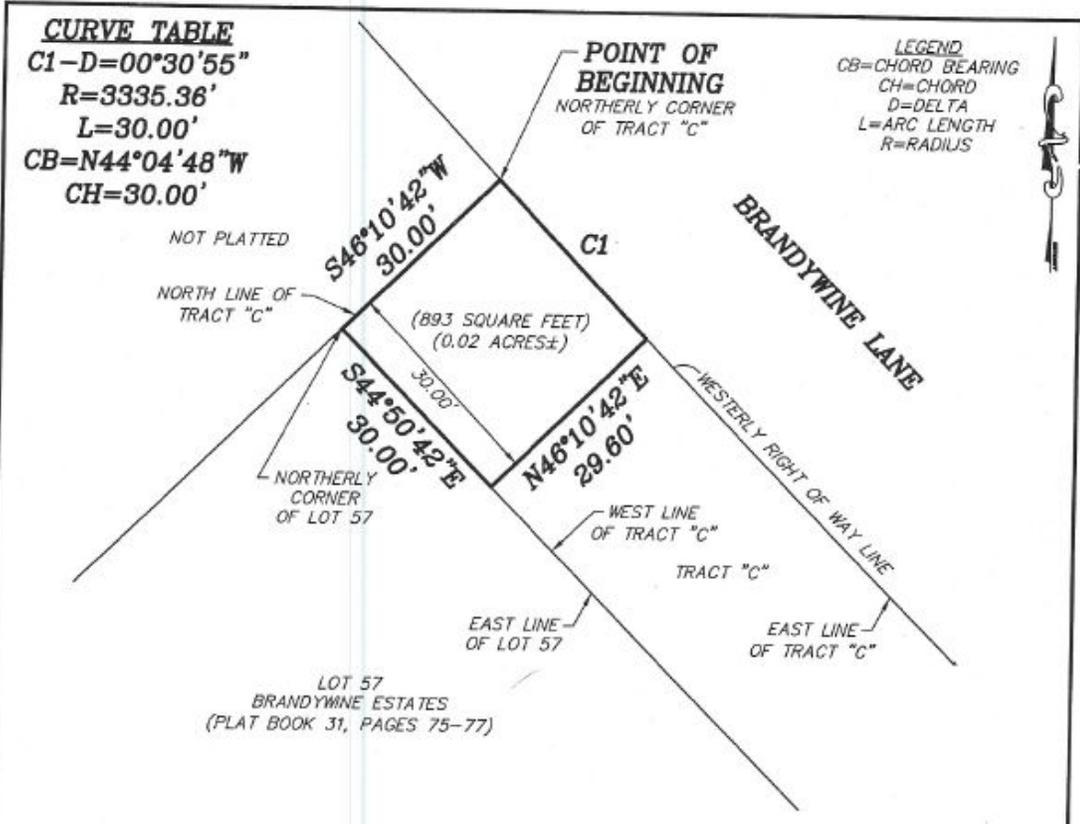
Old Business:

- Entry Sign: No updates.

New Business:

- Mr. Koontz asked about the pond maintenance, stating that they're not looking very good after the recent rain, and also if we're still using ECOR to manage them. He was informed that we are still using ECOR for that purpose.
- Paul stated that the Board would not meet in July or August unless necessary.

Adjournment: At 7:29pm, Paul Mouritsen adjourned the meeting.



DESCRIPTION: THE NORTHERLY 30.00 FEET OF TRACT "C", BRANDYWINE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 75-77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY CORNER OF SAID TRACT "C" AND RUN $S46^{\circ}10'42''W$, ALONG THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 30.00 FEET TO THE NORTHERLY CORNER OF LOT 57, SAID BRANDYWINE ESTATES; THENCE $S44^{\circ}50'42''E$, ALONG THE EAST LINE OF SAID LOT 57, SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 30.00 FEET; THENCE $N46^{\circ}10'42''E$, PARALLEL TO THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 29.60 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF BRANDYWINE LANE, BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3335.36 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.00 THROUGH A CENTRAL ANGLE OF $00^{\circ}30'55''$ WITH A CHORD BEARING OF $N44^{\circ}04'48''W$ AND A CHORD DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 893 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 1 OF 1
JOB #39212-S00-1	ANDREW W. POWSHOK P.L.S. No. 5383	SCALE: 1" = 20'
DATE: 04-19-18 SECTION 10, TOWNSHIP 28 S, RANGE 36 E	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110	
L.B. #6623		