

Brandywine Homeowners' Association January 8th, 2019 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 Verse.

Current Board Members:

Paul Mouritsen - President
Angela Taylor - Treasurer

Bill Slover - Vice President
Brian Verse - Secretary

Directors:

Gloria Pazel Ron Reeves Sarah Verse Buz Underill

The following homeowners were also in attendance: Mark and Lynn Koontz

Approval of minutes: At 7:01pm, Gloria Pazel made a **motion** to approve the November 13th meeting minutes as presented (November meeting minutes were posted on the website as a draft). The motion was seconded by Ron Reeves. The minutes were then approved by a unanimous vote of the Board.

Treasurer Report:

- Many homeowners have not paid the 2019 assessment.
- Dr. Tirado is still behind on dues. One check was received by Paul Mouritsen, but not for the full amount that is owed. A lien will be filed on the home.
- 2018 ended with a Net Income of \$4,025.52. Cash balance was \$48,520.65
- A question was asked what the "Other Income" was on the Profit & Loss statement. Angela clarified it was the \$200 was from Wren Insurance advertisement on website. That was a one year agreement, will need to verify when that expires in 2019.
- The board reviewed the latest Insurance Coverage prior to renewal
- Action given to Angela to follow up with Wren Insurance on the following:
 - See where (and if) the wash-rack is covered in the existing coverage
 - What it would cost to change the personal injury liability coverage from the existing \$1M to \$2M or \$5M.

Committee Reports

Recreation:

- Sarah stated that Mike O'Reilly has been interfacing with Nidy with respect to the tennis court repairs. He suggested 2 modifications to the contract before signing. Modifications can be written in and signed before scanning and submitting to Nidy:
 1. Only need two nets replaced (instead of 3 quoted)
 2. Court colors need to be documented
- Sarah will follow up with Mike about the modifications so that the contract can be signed and submitted to Nidy.

Safety:

- Nothing to report except for the standard speeders.

Landscaping:

- Ron brought up the Flawless quote as discussed from the November meeting to trim 72 palms in the common area round the tennis courts & stables and cut away the sod from around the tennis courts. The quote was \$675 for the sod cutting, and \$1440 to trim the palms.. Total of \$2115.
- At 7:17pm, Bill Slover made a **motion** to approve the sod and palm trimming by Flawless. Ron Reeves seconded the motion and the Board approved by unanimous vote.
- Discussion was had about when to install the previously approved sod around the two sides of the entrance and the island. There was concern the chemicals used to clean the stones on the sign (prior to the new sign install) may kill the new sod. Ron will contact Flawless to schedule install around the sign cleaning.
- Ron to schedule the pressure washing of the stones before the sign installation. Expects the cost to be around \$400.
- Final design on the sign came back with a slight modification to the big S on the bottom of the sign in order for it to fit in the same footprint.
- Buz reminded Ron of the large pine tree in the pasture behind his property that is dead and needs to come down. Ron will look at it.

Architectural:

- Usual roof replacement requests, nothing notable.

Equity Preservation Committee:

- Bill Slover is now head of this committee.
- Paul requested Bill do a walk/drive around the neighborhood from time to time to see if there are any homes that may be in violation of common issues: yard work, unapproved paint color, fences, etc.

Stables:

- Paul stated that mediation is scheduled for January 28th at 10AM at the Crown Plaza on A1A.
- This mediation is a request from Patti's attorney. The HOA's position has changed since last mediation. The starting point will be the 2002 contract plus an additional amount each month: \$500. For fence repairs, the HOA pays for materials, she performs the labor.
- Buz has an individual that may be interested in building a 12-stall stable that would be placed north of the racquetball courts and south of the existing stables and would include a restroom for common HOA use (possible 30 year land lease). This has the potential to provide some income to the HOA, provide upgrades to the common area, and a return of horses to the neighborhood. More research is needed to see if this is a viable option, however if an agreement is reached with Patti during mediation, this will no longer be pursued. Buz will continue to explore this prior to mediation.

Old Business:

- Stable Road grading/repairs have begun.
- Paul has discussed the special assessment that was approved by the homeowners at the annual meeting with Jim Beadle to verify there were no issues with its implementation. He prepared a one page summary of the assessment details and sent it to board members. Angela believes some homeowners are not aware it is \$50 a month. A suggestion was made to put a description of the assessment on the

website. Paul and Angela will draft the explanation message, and Brian will post it to the website.

New Business:

- Insurance Policy was discussed during the Treasurer's report above.
- Tennis court light issue: Breaker had tripped within the barn. Patti reset and lights are operational again.
- Future board meetings are scheduled as follows:
 - February (2/12) will occur at the Verse residence - 4807 Hidden Palm Pl
 - March at (3/12) will occur at the Taylor residence - 2420 Grassmere Dr
 - April at (4/9) will occur at the Slover residence - 4795 Quail Run Pl
 - May at (5/14) will occur at the Pazel residence - 4783 Splitrail Pl
 - June at (6/11) will occur at the Reeves residence - 4725 Sugar Creek Dr

Adjournment: At 8:15pm, the meeting was adjourned by Paul Mouritsen.