

Brandywine Homeowners' Association
February 12th, 2019 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:05 pm by the Association President, Paul Mouritsen. All board members were present.

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 & Lynn Koontz, and Emilio Power

Approval of minutes: At 7:07pm, Sarah Verse made a **motion** to approve the January 8th 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:

- Six homeowners are significantly overdue per the A/R Aging Summary sheet presented by Angela (over \$400).
- The decision was made to send notices to the top three offenders On the list. Angela will request Jim Beadle send notification letters.
- Cash balance is building nicely for upcoming expenditures (Sign & Tennis Courts)

Committee Reports

Recreation:

- Sarah has not yet heard from Nidy on a start date for the tennis court repairs.
- Ron stated that Flawless had cut the grass back about 18" around the perimeter of the courts, and they will spray the perimeter once a month to keep it back.
- Nidy will need access to water for the the repair, Paul stated that the water at the SouthEast corner of the Stables is Brandywine Estates' and is available to use.
- The circuit breaker for the center court lights is regularly tripping per Van Reynolds. This is the panel by the entrance to the courts in the North-West corner. The breaker is in the top right corner. The board will ask T.J. Kushner to look at the breaker.
- Two dates were suggested for the community picnic: April 6th or 13th. Sarah would like to plan an Easter Egg hunt as part of the picnic. The board agreed on April 6th. Sarah will continue to plan the event and send an email to the community.
- Sarah brought up the idea of having another community garage sale. March 30th or May 4th was floated as potential Saturdays. March 30th was decided upon. Brian will send out an email to the community to determine interest on that date.

Safety:

- Two Alligators were removed from the pond behind the Keck/Domizioli homes off Grassmere. If a homeowner calls and reports them to FWC, they need approval from the HOA before sending trappers out. Paul was contacted prior to the removal.

Landscaping:

- Ron presented an estimate from Meyer's Landscaping to take out the dead pine tree in the pasture behind Buzz's house. \$870 to include grinding stump. An attempt to get FPL to remove it was not successful.
- At 7:19pm, Sarah Verse made a **motion** to approve the \$870 for removal of the tree. Bill Slover seconded the motion and the Board approved by unanimous vote.
- Ron brought up the irrigation system by the stables. The topic of moving the system was brought up in the previous mediation. However there is no rush to do it. Ron will look into getting a few quotes.
- Flawless Landscaping finished trimming the 73 palm trees in the common area around the stables, however there is another 50 palms in the area that did not get trimmed. Flawless started at the North end and trimmed until they hit 73 trees (per the contract), leaving the remaining 50. Ron presented another quote of \$1,400. This includes trimming the remaining palm trees, a pepper tree by South end of the show ring, and removal of one palm tree right by the tennis court fence gate.
- At 7:22pm, Buz Underill made a **motion** to approve the \$1,400 for the work. Bill Slover seconded the motion and the Board approved by unanimous vote.
- Ron asked about the four picnic tables in the common area and if someone knew anyone in the neighborhood that would be interested in repairing the lumber. Bill said he would take a look at them and evaluate.
- Ron plans to take down the various roped horse pens located at the North end of the pasture. It has not been mowed previously by Palmetto Tractor. After removal, Ron will ask Charlie Titus of Palmetto Tractor to include that in their next mowing.
- Ron brought up the other pepper trees around the common area (in particular the one by the entrance to the stable road & Brandywine Lane), and questioned if we should start addressing those and if anyone would have an issue with the mess during removal. There are no plans to move forward with these at this time.

Architectural:

- Whiston's newer mailbox is still unpainted (4785 Sugar Creek Dr.). Bill Slover will contact on behalf of Equity Preservation committee.
- Angela questioned if Bascle received approval for their new roof. Brian Verse confirmed they did, on January 7th.

Equity Preservation Committee:

- Nothing to report this month.

Stables:

- Paul stated that mediation went from 10AM to ~8PM on January 28th at the Crown Plaza on A1A and that no real progress has been made. The highlights of the mediation are as follows:
 - There is a new mediator
 - Roy Alderman (Patti's attorney) presented a new lease that is different than anything that has been discussed before and included the H.O.A paying a lot of money for items that the H.O.A. has stated we will not agree to anymore.
 - Alder (Title Company attorney) requested agreement on the easement in writing. Jim Beadle, Alderman, and Alder drafted and agreed upon language with regards to the easement.
 - Jim Beadle (H.O.A.'s attorney) offered to work an agreement to the lease terms and easement language and suggested the parties involved worry

about the compensation details when we go to court. Patti declined this suggestion and wanted everything to be settled or nothing.

- Post mediation, Alder and Alderman continue to negotiate a dollar value for the claimed damages.
- Judge Dugan is the new Judge assigned to this case.
- Next step is to agree upon a lease after the title company (Alder) and Patti (Alderman) have agreed to a dollar amount for the damages.
- Since mediation, Jim Beadle and Alderman had spent a few hours on the phone working through the language of the lease. Roy Alterman's initial version took out all of the H.O.A's protections of a standard commercial lease. Jim Beadle is working to get each section updated.

Old Business:

- Stable Road grading is about 60%-70% complete. Buz estimates 30-45 days to finish.
- Sign replacement: No date for final install yet. Stones have been washed.

New Business:

- The H.O.A. received a complaint about the drainage on Union Cypress Pl. Water is not draining on the North side; East of the Vary driveway due to the collapsed pipe under the driveway (4802 Union Cypress Pl). Paul will contact Vary and ask when the repairs will be made before contacting code enforcement.
- Angela received an email from Debbie Survant at CNI Web. The website domain is up for renewal. It is \$25 for one year, or \$40 for two years. Decision was made to renew for 2 years due to cheaper rate.

Future board meetings are scheduled as follows:

- 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 8:04pm, the meeting was adjourned by Paul Mouritsen.