

Brandywine Homeowners' Association
April 9th, 2019 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:01 pm by the Association President, Paul Mouritsen. All board members were present with the exception of Angela Taylor.

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: Lynn Koontz, Mitch MacDonald, Xifan Liu, Judy Maiorani, and Karen Slover

Approval of minutes: At 7:02pm, Sarah Verse made a **motion** to approve the March 12th meeting minutes as presented. The motion was seconded by Gloria Pazel. The minutes were approved by a unanimous vote of the Board.

Treasurer Report:

- Angela was not present for the meeting, but emailed the Balance Sheet, A/R Aging Summary, and Profit & Loss sheets to the board prior to the meeting. Paul asked if there were any questions, there were none.
- Paul stated that he talked to Angela and requested that a lien be placed against the Knifley's property. That household has been way behind before, then paid up. However, now they are way behind again. If the Knifley's want to settle this time around, Paul wants reassurance from them this cycle will not continue.
- Mr. Tirado stopped by the meeting and gave Paul a check for part of his back dues. Gloria will give the check to Angela tomorrow.

Committee Reports

Recreation:

- Community Picnic is Saturday, April 13th. There are 80 RSVPs, which includes 20 children. Tables and chairs are being delivered Saturday morning, and Gloria has verified the date/time with Woody's. Brian Verse mentioned we should verify power by the racquetball court for the bounce house and requested Paul contact Patti to turn the electric on for that area. Ron said he will take a ride thru the common area and make sure things are cleaned up.
- Pickleball survey results: An email was sent to the community asking who would utilize a pickleball court if lines were added to an existing tennis court. 10 homeowners were interested, 2 were against, and 2 were indifferent. Sarah contacted Nidy, and they quoted \$750 to add the lines (two pickleball courts on one existing tennis court) the next time they were in the area, or \$1000 to do it right away. Based on the survey results, Paul believes there are just as many homeowners interested in pickleball as there are that currently play tennis. Paul asked which court might get the lines, and it was suggested the West court would be best; as the tennis players usually use the other two courts most frequently. Paul requested a motion to approve \$750 to add lines to the West court. At 7:07pm, Ron Reeves made a **motion** to approve \$750 for pickleball lines, Sarah Verse seconded the motion. The motion was then approved by a 6-1 vote of the Board.

- T.J. Kushner looked at the center tennis court lights. His assessment is that one of the ballasts on the lights is degraded causing the increased current draw (which trips the breaker). The center court has two lights, and it is unknown which of the two is the issue without getting up to the lights. This would require a lift. T.J. estimates ~\$250 in materials + labor + lift rental (if needed). Buz suggested calling Florida Bulb and Ballast to get an estimate, he has used them in the past. Without knowing a total cost, Paul suggested pre-approving a specific dollar amount. At 7:09pm, Buz Underill made a **motion** to approve \$500 for the light estimate & repair, Bill Slover seconded the motion. The motion was then unanimously approved by the Board.
- There has been renewed interest in getting prices for a playground in the common area. Initial research shows very basic sets starting at ~ \$10k, with more elaborate sets at \$25k - \$30k. This is just equipment cost and does not include site prep. This is not something the board can approve, and would need to be brought forward at the annual meeting. If the homeowners support it, it could be added to the budget. Paul suggested that any proposed plan include demolition of the racquetball court, as it is in disrepair and not used. Ron's previous quote to demolish the courts was ~\$14k. Buz will provide Ron with additional names to get quotes. Paul requested Sarah form a special committee (similar to the entrance sign committee) to research and propose a playground plan. Paul stated that he got an estimate from Wren Insurance. It would only be a couple hundred dollars a year to add a playground to the existing H.O.A. liability policy.

Safety:

- No Report

Landscaping:

- Ron asked if we should consider mowing the pastures again. He took a drive around and believes it is about time. The board agreed that a cut in ~ 2 weeks would be sufficient. Ron will call to set up the appointment.

Architectural:

- No Report

Equity Preservation Committee:

- Picnic Tables: Bill has completed 3 of the 4 picnic tables. He needs to get additional wood for the 4th table. There is a 5th table over by the wash rack, but it is in much better shape due to being sheltered. There are no plans to refurbish that table. Bill said it worked out to be ~\$68 a table for material and paint.
- It was noted that the new house on Quail Run (Mallak) does not comply with the approved landscaping plan. Buz said a few months ago, Mr. Mallak acknowledged that the installed landscaping was not what was agreed upon with his contractor. At that time, Buz suggested he get that fixed before the roots start to take hold. It does not appear that anything was done. Paul suggested that he and Bill go talk to the homeowner. Paul requested that Buz provide him with the approved landscaping plan prior to their visit. Buz pointed out that the only issue is the diameter of the tree trunks - they do not meet the caliper requirement (4 inch thickness).
- Paul asked if there had been any progress with the Vary driveway. No progress has been noted. Paul and Bill will stop by Vary as well.
- No update on the trailer parking area by the stables from the previous meeting. Brian will address the dis-organization this month.
- Paul ran into the county surveyors along Brandywine Lane recently. The county is working to update the drainage on Brandywine Lane. There is a possibility the

county may add a swale to the properties along Brandywine Lane as part of the drainage fix. Paul will update as he hears more. Buz stated that they will have to fix some of the drainage issues before Teimouri's septic tank is installed.

Stables:

- Paul asked if there was a septic tank over by the stables. Buz said there was, however it was not on Patti's property and it was not in compliance (old and out of code). Buz believes the tank is South of the barn bathroom; between the barn and the racquetball court. Paul asked because it has been part of the mediation discussions.
- The proposal given to Jim Beadle at the executive meeting (allowing 12 months of free rent) has been accepted. The demand for cash is being handled by Alder (insurance attorney) and Jim Beadle. - Paul does not know how much money they have agreed to.
- The terms of the lease is a 20 year lease with two 10 year options; 12 months free rent. Patti requested to spread the manure and additional charges for electric, both of which the board declined to approve. Patti and her attorney keep trying to update wording within the lease to allow Patti access w/o a lease. Jim Beadle caught this and continues to update the lease wording. Paul expected an update by this evening's meeting, but never heard back from Jim Beadle. Mediation is still ongoing.
- Buz requested that there is wording in the lease to allow homeowners to use the bathroom, and Paul said it was in the lease.
- Buz questioned what wording was in the lease for the "Track A" structures (i.e. wash rack), and who will maintain those structures. Paul said they (Patti) maintain the structures, but we insure it. Buz wants to make sure that the language is correct in the lease to cover the wash rack that Patti utilizes, but does not have a specific lease for to use. As far as the fence goes, they buy up to 75 boards a year and provide the labor. Anything beyond 75 boards is the HOA's responsibility to purchase.

Old Business:

- None

New Business:

- None
- Mr. Liu was in attendance and stated that he believes he has seen coyotes along the perimeter of the development (South End).
- Mr. MacDonald was in attendance and wanted clarification on the pepper trees along the back of his property and the riding trail (behind Whitney Way). The association owns the property, and he is allowed to go onto the property and remove whatever he would like to stop them from encroaching on his property.
- Bill re-visited the separation of the electric from Patti's barn to the common area property. Ron recalled it being in the neighborhood of \$7k. Ron will check into additional quotes, but believes the quote was reasonable for the amount of work needed. This is something that will need to be addressed at some point.

Future board meetings are scheduled as follows:

- 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 8:03pm, the meeting was adjourned by Paul Mouritsen.