

Brandywine Homeowners' Association
September 10th, 2019 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00 pm by the Association President, Paul Mouritsen. All 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: Lynn & Mark Koontz and Steve Maidhof.

Approval of minutes: At 7:01pm, Angela Taylor made a **motion** to approve the July 9th 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 stated that the homeowners that owe back dues are the usual group. She received some dues from Knifley, Tirado is caught up, and Gates put his most recent check in the mail yesterday.
- Angela stated that Jim Beadle sent the HOA an invoice dated September 3rd 2019. It is roughly \$7,000, and pertains mostly to his work with the stables. The last entry on the invoice was from August 23rd 2019. Paul had asked him to clean up the lease in the event the sale process of the stables would move forward. However, Paul said he did not hear back from Courtney (the individual that was interested in purchasing the stables), and that the discussions must have fallen apart.
- During the October board meeting, the 2020 budget will need to be reviewed and approved by the board. Angela asked that all members submit their proposed budget items to her before then. Brian Verse will send out a copy of the 2019 budget to the board for reference.
- The HOA is no longer receiving dues from the Seaberg Residence at 2405 Grassmere Drive (currently 3 months past due). There is an ongoing dispute over the ownership of the home. Mr. Seaberg resides in a nursing home and has been assigned a legal guardian. Angela said the home is still being taken care of (lawn, pool, etc), but the house is unoccupied. Angela has asked Jim Beadle to file a lien on the property.

Committee Reports

Recreation:

- The racquetball courts have been pressure washed. The old fence wood is still in the South court.
- Sarah Verse has gotten no response from the local playground company that she met with regarding a playground installation estimate. A representative from the company came out to the common area near the tennis courts and assessed the location. They were to put together an estimate package to include a few options and email to Sarah. Sarah has followed up, but has not received any response.

Safety:

- No Report

Landscaping:

- Ron asked what the plan was for the electrical service in the common area. Paul stated that the individual that was interested in purchasing the stables was accepting of the previous agreement (\$50 a month for electricity) if it was included in the lease.
 - Ron got an additional quote from Eau Gallie Electric to move the power to a standalone meter. Their quote was \$8,950. Ron called back Lighthouse Electric to see if their previous quote was still valid. Lighthouse said prices haven't changed that much, and they would still be within a couple hundred dollars of the previous estimate of \$7,590. Lighthouse proposed putting the box within the wash rack, while Eau Gallie suggested putting on a pole near the tennis courts.
 - Paul suggested we just go ahead and do the work, as homeowners are complaining.
 - Buz asked what would be energized/powering in these estimates. Ron said everything in the common area with the exception of Patti's two stables.
 - Paul asked if we should have a motion to move forward. After a short discussion, the board agreed on \$9,000. At 7:19 Buz Underhill made a **motion** to approve up to \$9000 for the electrical relocation work in the common area. The motion was seconded by Bill Slover. The motion was passed by a unanimous vote of the Board. Ron will let Angela know which company to expect the bill from.
- Ron will call and schedule the pastures to be mowed.
- The Thomas lot at 4735 Sugar Creek Dr. has become overgrown, and is in need of a cut/trimming. Brian Verse will send Mark an email requesting he send someone out to address.
- Ron brought forward the idea of trimming/cutting out some of the pine and oak trees around the trailer storage area. One of the oak trees trimmed a few years ago, is dropping dead limbs again. The company that trimmed it then (Meyers Tree Service) suggested that it be taken down due to its health. Ron bought pictures, and got an estimate from Flawless. The estimate to take down two oak trees is \$1,700 (the tree mentioned above, and a 2nd scrub oak between the trailers and the pond).
 - Steve Maidhof questioned the need to remove the trees, he did not believe it was needed solely due to dropping limbs. He would like to see the board come up with an alternative approach.
 - Ron's recommendation is to take them down so that they do not become a liability during a storm.
- The Flawless quote also addressed 6 pine trees; Ron discussed raising and/or clearing out a few of the pine trees in the area. \$1800 was quoted to remove 2 large pines, and \$1700 for 4 small pines. There was no quote for trimming, only removal. It was noted that this would add additional trailer parking, which has become a premium as of late.
 - Ron said he will ask Tim Meyers to come out and give a competing estimate for this work. The board will discuss this topic at next month's meeting.
- Ron brought up the pepper trees at the entrance to the stable road, and along the road towards the stables (by the East pond). They have become overgrown. He would like to remove them. Flawless quoted \$1700 to remove.
- At 7:33pm, Bill Slover made a **motion** to approve the \$1700 to remove the pepper trees at the stable road entrance and by the East Pond. The motion was seconded by Ron Reeves. The motion was passed by a unanimous vote of the Board.

Architectural:

- Paul asked Buz if he informed Teimouri that he needed to comply with the mailbox architectural guidelines. Buz confirmed that he did, and stated that Teimouri was not happy about it. Paul said that he also had a conversation with Teimouri, and that Teimouri stated that he would comply.
- Buz said he sent him the mailbox schematic/guidelines, and Teimouri said he would take care of it. Buz stated that the initial intent (during Brandywine Estates development) was not to have lots along Brandywine Lane, and had he known it would develop the way it had, he would have put a mailbox exception for these lots.
- Both Buz and Paul said they would follow up with Teimouri, as they expect him to submit a plan. Buz suggested if nothing changes in 30 days, the board will follow the normal corrective procedure.
- A concern was raised about the drainage system from Teimouri's property that is pumping water down Sugar Creek Dr. to the main street drain. Paul stated that the drainage system installed was approved by the County. It is pumped through the County owned curb and down the County maintained street. The HOA has no control of the system.
 - Buz stated that we have a standing agreement with the County that although they own the pavers, the HOA will maintain them.
 - The orange discoloration is believed to be from ground water that was initially being pumped out. Ron stated that Teimouri has had Sun Plumbing there tweaking the system, and it may not be ground water anymore.
 - Ron stated that we had the curbs pressure washed a few years ago, and could do that again. The rust could even be cleaned with the appropriate product. Ron will take the action to get a quote to pressure wash the curbs and remove the rust stains.
- Buz stated that the County is still working to solve the rest of the drainage problems along Brandywine Lane. When that completes, they have a plan to directional bore the output of Teimouri's current drainage system into whatever solution the county comes up with along Brandywine Lane.
- Ron will get an estimate to clear out the SE corner of the pond between the pastures and the homes on Grassmere Dr. (opposite end of the pond where brush was cleared out a few months ago). He will include this in his 2020 budget.

Equity Preservation Committee:

- Bill revisited the rotting rails and lattice on the gazebo. Bill stated that all the plywood is rotted out at the base of the gazebo, and some of the posts are beginning to rot. Bill suggested not putting the lattice back in, and instead put rails/pickets.
- Bill is in no hurry, (the gazebo as a whole is still pretty solid) but will look into getting someone to come out and give an estimate to address the rotting wood.

Stables:

- Horses were kept at the stables during Hurricane Dorian along with a number of horse trailers. Paul asked if anyone knew about this ahead of time, and no one did. Paul will notify Jim Beadle that this occurred.

Old Business:

- None

New Business:

- None
- The next board meeting will be October 22nd at the Mouritsen residence - 2480 Brandywine Lane.

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