

**Brandywine Homeowners' Association**  
**October 22nd, 2019 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:01 pm by the Association President, Paul Mouritsen. All members were present.

**Current Board Members:**

Paul Mouritsen - President

Bill Slover - Vice President

Angela Taylor - Treasurer

Brian Verse - Secretary

**Directors:**

Gloria Pazel

Ron Reeves

Sarah Verse

**Immediate Past President:** Buz Underill

The following homeowners were also in attendance: Dennis Whitson, Vallerie Allen, Jim Coffey, Greg Lapace, Vaheed Teimouri, Alba Aricapa, and Jingling Zhou.

**Approval of minutes:** At 7:02pm, Ron Reeves made a **motion** to approve the September 10th meeting minutes as presented. The motion was seconded by Angela Taylor. The minutes were approved by a unanimous vote of the Board.

**Treasurer Report:**

- Angela stated that she sent emails to eleven homeowners about back dues. She got a response from most. MacDonald and Machella paid in full. Paul asked if she got a response from Knifley, Angela said the Knifley's did not get an email because we do not have their email address. Angela did not hear from Gates or Cruces. Delinquent homeowners are Knifley, Legge, and Seaberg.
- Angela stated she contacted Jim Beadle twice about filing a lien on the Seaberg residence, but has not heard back. Paul asked about Knifley, and Angela believes there is already a lien in place. She suggested it may be time to move on to small claims court.
- Paul said he would follow up with Jim Beadle on Seaberg and Knifley.
- Bill Slover asked for clarification on the "Accounts Receivable" line item in the Balance Sheet. Angela explained that is dues received from homeowners, and it shows negative because many have paid in advance.
- 2020 Budget: Angela presented the proposed 2020 Budget that was assembled after inputs from the board.
  - The italicized/underlined rows are items that changed from last year.
  - Spectrum Cable contract has 5% increase worked into it.
  - Electric is down from last year since we are no longer paying Patti.
  - Mailbox rental went up a little bit.
  - Dues stay at \$100, with no special assessment proposed.
  - Angela stated she got emails from Ron and Bill, and those are the items reflected in "Other Expenses." Ron gave her a cost range, and she put the high number in the budget.
  - \$8000 for lawn care extra/tree trimming/removal. It was higher last year, but that was due to the additional sod and tree work. Ron is projecting only normal tree work this year.
  - \$5000 for legal fees. It was pointed out that \$8000 was spent this year, and should the budget reflect this value. Paul and Buz do not believe legal fees

will increase. If Patti sells the stables, all legal fees pertaining to the stables will likely go away. The decision was made to leave it at \$5000 for 2020.

- \$2300 for removal of the old manure shed (by the trailers) and repair of the gazebo.
- \$850 for power washing the front entrance. There are plans to do that this year, however, the board agreed to leave this in the budget in case another cleaning is needed next year.
- At 7:26 Bill Slover made a **motion** to approve the 2020 budget as presented and send to the homeowners in the annual meeting packet. The motion was seconded by Angela Taylor. The motion was passed by a unanimous vote of the Board.

### Committee Reports

#### Recreation:

- Sarah Verse got a response from the ARC playground company. She was expecting three estimates for various playground options, but instead only received one. It was a basic playground/swing set. For site prep and install it was ~ \$50k. The estimates included pictures. Paul said this will be discussed at the annual meeting, but there is no budget allocated for this.

#### Safety:

- Two street lights were noted as being out. Gloria offered to call them in to FP&L. Brian Verse will get the numbers off the poles.

#### Landscaping:

- Ron brought an updated proposal for the tree trimming and/or removal of 13 trees in the trailer parking area. This pertains to the three oak trees, and 10 pine trees in that area. Two oak trees proposed for removal are eaten up and full of holes. One is by the NE pond (behind the trailers), the other oak is near the main stable by the manure shed.
  - To remove all Oak and Pine trees Tim Meyer quoted \$3,575
  - Flawless provided an incomplete quote of \$3,000 to just remove 5 pine trees
  - After a short discussion it was decided to ask Tim Meyer to remove the two dying oak trees, trim the large oak, trim the pine trees, and remove 1-4 pine trees.
  - At 7:36 Ron Reeves made a **motion** to approve up to \$3,500 for the tree removal and trimming. The motion was seconded by Angela Taylor. The motion was passed by a unanimous vote of the Board.
- Buz revisited the \$1,700 approved last month to remove pepper trees. He questioned the need to do this work. Ron believes the pepper tree needs to be removed before it gets any larger.
- After getting approved for \$9,000 to move the electric at the stables last month, Ron went back to Lighthouse Electric to see if their quote was still accurate. Their quote a year ago was \$7,590. They came back at \$11,805. This includes \$850 of FPL fees. Eau Gallie is still \$8,950 w/o the FPL fees. Current full quotes are \$11,805 from Lighthouse, and \$9,800 from Eau Gallie. These quotes include a 200 amp service to power the irrigation pump, tennis court, racquetball courts, wash rack, round pen, gazebo, tractor shed, and jump ring. This does not include the stable road street lights.
- Ron also got a quote of \$600 to remove the irrigation pump. He stated that Patti wanted it out from under her barn. This proposal would cap the well.
- Paul would like to get this work completed this year. The weather is getting nicer, and residents will want to play in the evening.

- At 7:42 Buz Underhill made a **motion** to approve an additional \$1,000 to last month's \$9,000 approval (\$10,000 total). The motion was seconded by Sarah Verse. The motion was passed by a unanimous vote of the Board. Angela said she would amend the 2020 budget to reflect doing the work this year.
- There is a RV trailer in the parking area that is believed to belong to the Keck's. They moved out of the neighborhood ~5 months ago. The tag expired last year. Brian Verse believes he still has an email address, and will contact them.
- Paul proposes that once the trees are cleaned up/removed, we should work to rearrange the parking to better make use of the space. Perhaps even post signs in the area to identify spot #s.
- Carroll's RV has been parked under the powerlines on/off. Brian will send an email.
- Ron got a few quotes for pressure washing the curbing at the front entrance. The budget was \$800. The highest quote was \$850, Simple Washing was \$589, Brother's pressure washing was \$725. Both included removal of the rust staining. Ron will schedule this work.
- Pond Maintenance: Ron stated that ECOR does not do anything extra. They just keep the bad vegetation out, and let the good vegetation grow. If the HOA wanted to put plants in, they are about \$0.75 a piece and each pond would need ~300. Fish may be required at that point too.

#### **Architectural:**

- Buz stated that the mailbox guidelines are just that, and were designed for homes within Brandywine proper (not on Brandywine Lane). They are not deed restrictions, they are recommendations from the Architectural Review Committee to give homeowners an idea of what is expected. The Architectural Review Committee has the ability, through the deed restrictions, to make changes as they see fit. The Architectural Review Committee can not make changes to the deed restrictions, but the mailbox guidelines are not a deed restriction.
- Buz proposed making a motion to approve all existing mailboxes along Brandywine Lane as being acceptable.
- Angela is strongly against this motion. Every other house in Brandywine Estates has a mailbox that meets the guidelines. She does not believe this house should be granted an exception.
- Buz stated that Paul's mailbox would not comply either, but it was approved by Skip Wren (at the time as part of the Architectural Review Committee).
- Paul reiterated that anyone driving down Brandywine Lane does not realize those mailboxes shouldn't belong in Brandywine Estates. However, when you turn down Sugar Creek then the mailboxes should look the same on either side of the road.
- Paul requested a second on Buz's motion. At 7:55 Bill Slover seconded Buz's **motion** to approve all existing mailboxes along Brandywine Lane as being acceptable. The motion was passed by a 7-1 majority vote of the Board.

#### **Equity Preservation Committee:**

- No Report

#### **Stables:**

- Paul said there has been no follow up from potential stable buyers. He suspects any conversation with Patti changes from day to day.
- Paul stated that during the annual homeowners meeting, he would like to propose that whoever buys the stables, will need to invest in fence replacement. There is no way the homeowners will agree to pay \$60k plus to replace all the fencing. New fencing would not necessarily need to be replaced all at once. If the new owner starts with 5-10 horses, the immediate need would only be 1 or 2 pastures. Angela

wanted to be clear that if this is proposed, the board needs to be in agreement. All members of the board confirmed they are in agreement.

- Mr. Witson asked what the process would be if a homeowner was interested in purchasing one (or two) stables. Paul stated that it would be not be any different; a lease would be negotiated with the homeowner - as the stable owner. Any lease negotiation would be contingent upon a purchase agreement with Patti.
- Wendy Reeves has somebody who may be interested in the stables. That individual is still researching options before contacting Patti.
- Mr. Whitson stated he has explored purchasing at least one of the stables. He believes having the horses is key to the neighborhood's equity.
- Bill Slover expressed concern about losing a potential waiver for horses based on the amount of acreage (if horses aren't present for a certain amount of time). Buz stated that there was no such waiver. Under the PUD zoning, you can have 1 horse per gross acre based on the 20% green area.

**Old Business:**

- None

**New Business:**

- Annual Meeting Planning
  - Plan to rent the Old Baptist Church for Tuesday 12/10. Brian will call and schedule.
  - Packets to the homeowners will need to go out in ~ 2 weeks
  - Paul asked Bill if he would head a nominating committee to put the ballot together. Bill declined due to work being very busy right now.
  - Gloria and Sarah will work on gathering names for the ballot. Brian will send an email to the neighbors soliciting names.
  - As always, all Officers positions are open, and 2-3 Director positions.
  - Brian will dig up the President's Letter from last year and forward it to Paul for updates.
- Paul stated that the West Melbourne Town Center has been approved. The coding changes, master plan, and development agreement have been approved. Development could start as early as February/March time frame.
- The next board meeting will be November 12th at 7 PM at the Verse residence - 4807 Hidden Palm Place.

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