

Brandywine Homeowners' Association
January 14th, 2020 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
Angela Taylor - Treasurer

Bill Slover - Vice President
Brian Verse - Secretary

Directors:

Gloria Pazel Ron Reeves Sarah Verse Shawna Slate

Immediate Past President: Buz Underill

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

Approval of minutes: At 7:02 PM, Angela Taylor made a **motion** to approve the November 12th 2019 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 Seaberg residence is still on the past-dues list. She believes there is a buyer for it, but has not heard any update.
- There were a number of delinquent homeowners that made payments.
- The Smiths have moved, and the pre-paid dues are being transferred to the new owners (4822 Union Cypress Pl).
- Angela stated that Knifley has gotten as high as \$1,000 over the course of the year, but that payments have been coming in (latest payment was end of December). Angela pointed out that he is keeping up, but not paying down the balance.
- Paul spoke with Jim Beadle. Jim sent Knifley a pre-lien letter last March. Jim was going to move forward with the lien, but Paul said he would talk to Knifley. Paul stated no positive outcome came of that discussion. Jim Beadle was waiting for this HOA meeting to hear if the HOA wanted to serve a lien or go to small claims court. There was some confusion on if a lien had already been placed, but Paul clarified there was no lien.
 - Jim Beadle reminded Paul that going to small claims court was successful with a previous homeowner. Paul said that may get Knifley's attention and force him to talk to the H.O.A., which he has been hesitant to do.
 - Angela stated that working the small claims court avenue, it is likely that a payment plan can be arranged. Brian asked what small claims court would cost the HOA and Paul stated it would be a filing fee which depends on the claim dollar amount.
 - At 7:12 PM, Buz Underill made a **motion** to proceed with small claims court. The motion was seconded by Angela Taylor. The motion was approved by a unanimous vote of the Board.
 - Paul stated that he will call Jim Beadle to begin the process.
- Paul questioned who was paying Tirado's dues. Angela stated that the check came from Puerto Rico and was his father.

Committee Reports

Recreation:

- Sarah contacted Florida Bulb and Ballast for the tennis court light repair. The estimate was for bulbs and ballasts on the West side, and the lift truck (very rough estimate, no troubleshooting occurred). It came to \$415. Sarah had a discussion with one of the tennis players and they stated that the timer may also be faulty. After a short discussion about possible timer costs, it was decided to proceed with the estimate, with the previously approved \$500 amount. If timers are needed and the cost is above \$500, we will address later.

Safety:

- No report (usual speeders)
- Mark Koontz stated that a few weeks back, 3 Sheriffs cars had a gentleman with a pillowcase in custody at the corner of Grassmere and Sugar Creek. He asked if anyone had heard more about that, but no one had.

Landscaping:

- Ron had Flawless revisit the estimate for the front entrance installation of white rock (instead of mulch). The estimate came to \$28,900. This includes black edging, labor, and removal of all existing mulch (4,000 sq.ft).
- Buz asked why the old mulch was recommended to be removed. Ron believes it is to install the landscaping mat which prevents weeds.
- Ron stated it will take 6-7 years to recoup this cost based on historical mulch replacement costs.
- Angela suggested we get estimates from other companies, but Ron was concerned that may not look favorable on the HOA since Flawless maintains that area now.
- Buz said he will give Ron the name of another company he has used in the past. Another estimate will either show it is overpriced, or priced accordingly.

Architectural:

- The usual approval for roofs and windows have been submitted.
- Paul asked if he responded to the homeowner requesting info on metal roofs. Buz said he did and provided the approved roofing, but has not heard back since.

Equity Preservation Committee:

- Bill stated that the old shed by the trailer storage area has been removed (at no cost to the HOA).
- There was a lot of trash and debris that remains between this work and the debris in the trees to the East. Ron stated he will see if Flawless can haul it away.
- Bill asked if the wood was still in the racquetball court. Ron said it is on the West side of the tractor shed. Brian stated that the lights DO work in the racquetball court that the wood was in. Sarah will have Florida Bulb and Ballast look at those as well.

Stables:

- Paul reviewed the set of questions the H.O.A. received from Patti's attorney. These were emailed to the board and discussed within the last week. Paul has prepared the answers and will send them to Jim Beadle by 1/20/20.
- Buz asked about question #1, and what we were alleging the damage to the property was. Paul stated that the failure to maintain the pasture fences has adversely affected the value of the property. Paul verified fence maintenance was in our original counter to their complaint.
- Buz asked about question #3. He was concerned about the initial response, and it's accuracy. This addresses the question: "Please describe how/what/when the

subsequent owner (Wally) abandoned the easement as alleged in a previous affirmative defense.” Buz stated he was surprised this was even mentioned. Wally did not abandon the easement, because the easement didn’t exist. It was abandoned by Dominic when the stable-minium was collapsed. Buz believes they are mis-informed about having an easement, when they do not. Buz asked that Paul remind Jim Beadle about this and that Jim has a sworn, notarized statement from Dominic stating that when he collapsed the stabminium, the easement disappeared. The easement stayed with the stableminium, it did not follow the land.

- Paul said he will update the answer to address the easement, not the lease.
- Paul reviewed the members of the board over the years and noted the lack of turnover.
- Angela asked about question #9: What monetary amount, if any, does the HOA require in a new lease/any lease that may be offered. There was a discussion about the \$500 a month value, and/or not putting a dollar amount in this response. Paul stated that all leases we have offered, she has turned down, and we are not offering a new lease at this time. Should discussions begin with a potential new owner, it will depend on that buyer and those negotiations.
- Ron asked about question #10 and what the meaning of “she is the then current owner and operating the stables”. Paul said she is trying to determine what she can represent to a prospective buyer. Buz stated the reply should depend on who the buyer is and what the economics are at that time.
- Paul stated they wanted the names and addresses for everyone on the board, but he suggested using the association address instead of individual addresses.
- Paul stated they keep falling back to a “stable committee”, but that was in the early 2000s. In the last few years, there hasn’t been a committee because there hasn’t been stables.
- Paul re-capped. Stated that any reference to the easement is clarified and/or left out of question #3. Question #9 will have the dollar amount removed and a statement added that any monetary amount will be negotiated as part of the lease.
- Paul stated that many of these previous affirmative defences were dismissed.
- Paul will make the changes above and send them to Jim (and the board) .

Old Business:

- None

New Business:

- Insurance Renewal
 - Angela stated that the 2020 budget was \$4,000 for insurance. The bill came in \$4,678.56 due to one of the three items going up. Wren Insurance double checked and this is still the lowest of the providers.
- At 7:38 PM, Bill Slover made a **motion** to approve the insurance renewal for \$4,678.56. The motion was seconded by Ron Reeves. The motion was approved by a unanimous vote of the Board.
- Paul reviewed current director and committee positions:
 - Ron has 1 year left
 - Gloria, Sarah, and Shawna were just elected and have 2 years left
 - It was suggested that two directors be voted upon each year, alternating turn over, and how we might accommodate that in December.
 - Paul said that Shawna would head the Equity Preservation Committee that Bill Slover has led for the last year.

- Paul asked if anyone had seen any work in the swales. Angela said they have worked the North end of the neighborhood and dug up a lot of cable. Some homeowners lost service temporarily.
- Ron stated they marked the utilities by his house, and were rather sloppy on the bushes and his driveway.

- The next meeting will be held on February 11th at 7 PM at Angela Taylor's home - 2420 Grassmere Dr.

Adjournment: At 8:02pm, the meeting was adjourned by Paul Mouritsen.