

Brandywine Homeowners' Association
February 11th, 2020 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:05 PM by the Association Treasurer, Angela Taylor. All members were present with the exception of Paul Mouritsen (sick), Bill Slover (work), and Gloria Pazel (out of town).

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, Van Reynolds

Approval of minutes: At 7:06 PM, Ron Reeves made a **motion** to approve the January 14th 2020 meeting minutes as presented. The motion was seconded by Buz Underill. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated that past dues are looking good. She received an email from Mr. Gates; he has mailed his December and January dues.
- Angela sent everything to Jim Beadle with respect to the Knifely residence small claims court filing. Jim suggested to wait until February, so that those dues would be included in the filing. Angela has not heard back from Jim yet. Knifely's balance is currently \$885.36.
- The Seaberg residence is scheduled to close on 2/21/20. Once that is complete, the HOA should receive the balance of their back dues.

Committee Reports

Recreation:

- Sarah is still waiting on Florida Bulb and Ballast to come out for the tennis court light repair. They have not put us on the schedule yet. She voiced her frustration dealing with them. If no progress is made soon, it was suggested to call Eau Gallie Electric or Grand Electric.
- Van stated that folks are still able to play at night with the partial lights.
- Brian Verse asked about the latest FPL bill for the new meter. Angela said it was ~ \$25 last month but she was not sure if that was a full month.

Safety:

- No report

Landscaping:

- Ron had Robertson's come out and give another estimate for the front entrance installation of white rock (instead of mulch). The estimate came to \$13,400. Ron questioned them on what was included at that price, as he believes 750 ft of edging was not enough. Ron said Robertson's would like to come back out and walk the front entrance.

- Ron also contacted Landscape Depot, Four Brothers Landscaping, and Green Thumb. Using the information from the initial Flawless estimate, he gave them the details and asked them to quote the job. Landscape Depot estimated \$20,830, Four Brothers estimated \$14,000, and Green Thumb - \$15,350. Ron thinks they may have underbid some things.
- Ron asked Flawless to update their quote, and they came back at \$19,810. They said that was the best they could do.
- Buz suggested using Robertson's. He has used them previously, and thought anything over \$15,000 was high.
- Angela asked if anyone recalled what the mulch had cost previously (per application). Ron said it was about \$4,000 once a year (Flawless).
- Angela asked what we should do next. Ron said he would contact Flawless again, but didn't think they would come in any lower. Ron will double check the other quotes and make sure they contain everything needed (i.e. mulch removal, edging, weed mat, rock)
- Angela asked what others thought of the white rock idea:
 - Sarah liked the current mulch look, stating it blends well with the homes as you enter the development.
 - Van liked the idea, stating he installed rock at his house as an armadillo repellent.
 - Mark Koontz stated he took rock out and put mulch back in. He thought mulch was easier to maintain.
 - Shawna liked the current/darker mulch look.
 - Buz said he would take pictures of his office park and email them to the board.
 - Angela questioned if the white rocks would get moldy, and thought the rock may look too industrial. Ron agreed, the mulch does give a more rural feel.
- The decision was made to revisit at the next meeting once Ron reviews the other quotes.
- Shawna suggested getting these other companies that have quoted rock; to quote the common area maintenance currently with Flawless. If they are coming in cheaper for rock installation, there could be savings there as well.
 - Buz said he has recently switched to Robertson's for lawn care and is happy with them so far.
 - Buz asked when the Flawless contract is up. Ron does not believe we are in any long term contract.
 - Ron stated Myers and Maker's have expressed interest in obtaining the HOA's account, but reminded the board that on multiple occasions he has had to ask Myers to come back out and fix/clean up their own work.
- Van voiced a concern about the weeds at the tennis courts in the summertime. Ron said Flawless is supposed to be spraying/trimming that back around the perimeter of the fence. Van said there is no issue currently.

Architectural:

- No report, just a number of re-roof approvals.

Equity Preservation Committee:

- No report

Stables:

- Paul provided all the requested documents to Jim Beadle. Jim has provided them to Alderman.

- Patti has posted a “For Sale” sign along Brandywine Lane for the stables; advertised as “personal use”. Buz said it is zoned Planned Unit Development (PUD), and believes the court only gave her the right to be able to access it.

Old Business:

- None

New Business:

- None

- The next meeting will be held on March 10th at 7 PM at Paul Mouritsen’s home - 2480 Brandywine Lane.

Adjournment: At 7:39pm, the meeting was adjourned by Angela Taylor.