

**Brandywine Homeowners' Association**  
**March 10th, 2020 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:03 PM by the Association President, Paul Mouritsen. All members were present with the exception of Bill Slover (out of town), Buz Underill (sick), and Shawna Slate (work).

**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 7:04 PM, Angela Taylor made a **motion** to approve the February 11th 2020 meeting minutes as presented. The motion was seconded by Ron Reeves. The minutes were approved by a unanimous vote.

**Treasurer Report:**

- Angela stated that the Seaberg house closed and the HOA received its back dues. Paul asked if she knew what it sold for, but Angela did not know.
- Angela did receive a check from Mr. Gates last month, bringing their account within a month of being current. She also received a large payment from Chung. Mr. Vary's last payment did not clear. He apologized and promised to get his account current by the end of the month.
- Angela went to the courthouse on Friday and filed the paperwork for the Knifley small claims court proceedings. She dropped off copies of the summons to Jim Beadle's office, but has not heard from him yet. She noted, she did receive another check this month from Mr. Knifley, but their account is still \$1,079.63 behind (which includes the court filing costs).
- Paul asked about some of the other homeowners with past dues; Mecchella and Teimouri. Angela said she often gets lump sums from Jennifer Mecchella, but is not sure about Teimouri. Brian Verse will provide Angela his email address so that she can contact him about his dues.
- Angela said the new FPL bill for the tennis court lights was only \$17 this past month.

**Committee Reports**

**Recreation:**

- The board hasn't talked much about a picnic. Sarah asked if they thought mid-May would be too late/hot. Paul did not think it would be.
- Sarah proposed a family ice cream/popcorn/movie event instead of the traditional picnic. She looked into getting an ice cream truck/cart. Angela liked the idea and proposed doing both this and the picnic.
  - Paul asked about how we could show a movie and that it would need to be dark (which now occurs closer to 8PM). He was concerned that it may also be close to children's normal bedtimes.
  - Angela asked when the school year finishes. Sarah said it was towards the end of May.

- Angela agreed that a movie night would be a good idea as there are a lot of kids in the neighborhood again.
- Ron preferred the picnic idea.
- Paul suggested doing a campfire/smores event.
- Angela suggested doing the movie night in the fall once it gets cooler and darker earlier.
- Paul would like to see multiple events a year (at least 2). He believes the homeowners that have been around a long time are not getting to know the newer neighbors.
- Moving forward with a picnic, Sarah asked if we would like to change the catering away from BBQ (usually Woody's). She wasn't sure who else would deliver, and serve the neighbors in the same way Woody's does. Sarah said she could look into a food truck, but is not sure the cost. It is believed Woody's would still probably be the most cost effective option.
- Paul would like to settle on a date. Easter is 4/12. Sarah is occupied the following weekend (4/18). Paul proposed the end of April or beginning of May. It was agreed to work towards May 2nd at the usual time (~ 11AM).
  - Gloria said she will check with Woody's to find out their cost/availability of that day.
  - Sarah and Brian have the games from previous years at their house.
  - Angela will check into the bounce house/slides/water slides. However it was noted that the well has been capped at the stables.
  - Sarah said that getting the chair and table rental has been an issue in the past (drop off/pick up). Paul proposed just having the homeowners bring their own chairs. He believes between the homeowners, we could find additional tables (Bill repaired the picnic tables last year). It is believed ~80 people will attend. Sarah will contact Chairs for Affairs (who we have used in the past) and inquire on the date/cost.
- Angela asked about the state of the Gazebo. It will need a good cleaning prior to the picnic, but is otherwise in acceptable condition.

**Safety:**

- Usual speeding in the neighborhood.

**Landscaping:**

- Ron touched on the discussions we had last month pertaining to the installation of white rock at the entrance. He made a trip out to Buz's office park & restaurant and has decided he is no longer in favor of it. He believes it looks too industrial, and will most likely get dirty, moldy, etc. He believes over the long term, rocks may require more upkeep. He prefers the mulch look.
- Paul believes if the board installs the rock without opening it up to a vote at the annual homeowner's meeting, it would not go over well.
- All in attendance agreed with the above discussion points, and agreed to stick with mulch.
- Paul suggested that instead of spending the money on the rock, we could look at improving/replacing the gazebo. Gloria suggested bringing that up at this year's annual meeting.
- As suggested last month, Ron looked into re-quoting the landscaping contract. He talked to two additional landscaping companies; Robertson's and Myer's. The Flawless contract is currently \$19,140 a year. Robertson's quoted \$28,800; Myer's quoted \$29,340. Ron firmly believes the relationship we have with Flawless is worthwhile, and that these outside quotes should confirm our continued use of their services (tree trimming, mulch, etc).

- Brian asked if we needed to vote on the mulch installation, and would it be possible to work in a rotation of plants/flowers with color up front. Ron said he would look into it. Croton plants were discussed as a possible option. The estimate for the mulch work was \$4,125, and that included tree and palm trimming.

**Architectural:**

- No report
- Mark Koontz stated that they are having their siding replaced soon. He plans to remove sections of the pasture fence so the workers have access to that side of his house. He will re-install when the work is finished.

**Equity Preservation Committee:**

- No report

**Stables:**

- Paul said there was no real update. Jim Beadle continues to have correspondences with Patti's attorney. Paul stated that Patti and her attorney are still trying to lock in a legal ruling for her access to the property. Questions have come up about the old stableminium; however Paul deferred all questions about the collapse of the stableminium to Buz. The attorney that is handling most of this, is the title company attorney in West Palm.

**Old Business:**

- None

**New Business:**

- Mark Koontz stated that he bought a gallon of "Iron Out" (\$12) and cleaned a section of the curb at the front entrance. It was successful and that is the product that should be used in the future.
  - Paul stated that Teimouri said he would purchase and apply it. Paul will follow up with him.
- Mark noted that another car went down the hill from I-95 and took out a light pole. It did not come through the fence, but stopped just short of it. Paul stated he had a letter and phone number for the state. He recalled them quoting 12-18 months to install a guard rail, and it has been longer than that. He will follow up with them.
- Angela stated she got an email from a homeowner that wanted to file an anonymous complaint about the condition of a neighbor's backyard. Angela asked if there was any action the HOA can take with respect to backyards. Paul said if you can't see it, standing in the street/centered on the house, the HOA has nothing to say about it.
  - Paul suggested a call to code enforcement
  - A few members of the board agreed that at some point this falls under equity preservation and the HOA might need to get involved.
  - Paul asked Angela to forward him the email complaint.
- The next meeting will be held on April 14th at 7 PM at the Reeves' residence - 4725 Sugar Creek Drive.

**Adjournment:** At 7:53pm, the meeting was adjourned by Paul Mouritsen.