

Brandywine Homeowners' Association
October 13th, 2020 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00 PM by the Association President, Paul Mouritsen. All members of the board were present with the exception of Bill Slover.

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 Underhill

Approval of minutes: Gloria Pazel made a **motion** at 7:01 PM to approve the September minutes as presented. The motion was seconded by Ron Reeves. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated that the list of accounts receivables continues to get shorter. The Knifley's are down to \$218, but the Gates are up to \$400. Paul asked if there had been any discussion with Gates, since he has been behind before and promised it would not happen again. Paul said he would call and talk to him.
- Angela noted that there is plenty of money in the account.
- Paul stated that during last month's discussions with Jim Beadle, he mentioned a \$70 line item on the books that was in reference to the stables. He asked Angela if she knew what that was. She did not, but thought maybe it had to do with an electrical payment, or maybe the dumpster rental.
- Gloria asked if we could repair some of the fences that are close to falling down. Paul stated that we are not addressing the fences in the current legal environment we are in.
- Brian asked if the account has been this large in the past. Angela said it's just been building because it has not been spent.
 - Buz suggested moving some to the Money Market account.
 - Angela suggested possibly looking into purchasing or building a larger Gazebo structure for community events.
 - Buz and Paul thought it might be better received to lower the monthly dues. All of these ideas could be discussed at the annual meeting.

Committee Reports

Recreation:

- About 3 weeks ago, Sarah contacted Florida Bulb & Ballast to repair the timers and light(s). They are going to put us on their schedule. The initial estimate was ~ \$950, of which almost \$500 was to rent the bucket truck.

Safety:

- No Report, usual speeders.

Landscaping:

- Ron asked if the board wanted to revisit the pepper tree removal again. Ron is concerned they will take over the pond. Paul stated it will be cheaper to remove now, than 3 years from now.
- Sarah asked what the estimate was. Ron confirmed it was \$6000. Ron passes around the diagram that outlined the area in question on the North end.
- Ron will get an updated quote and present at next month's meeting. Paul asked if we wanted to pre-approve a set amount or wait till next month. The decision was made to wait until next month.

Architectural:

- Nothing to report, just the usual re-roof and re-paint requests.

Equity Preservation Committee:

- No Report

Stables:

- Paul reviewed the details of the trial:
 - Buz gave a deposition that was entered into evidence, and testified for 2.5 hours.
 - Paul said she wanted a judgement on this case so that she would have leverage to sign a lease with the HOA.
 - Patti did acknowledge we offered her a lease on multiple occasions, and didn't sign it.
 - Buz reviewed the lawsuit again; as it pertained to her access and her customer's access/ability to get to the stables. This was specifically about the right of access; which the Judge back in December had granted her, and the HOA had given her a year before.
 - Paul reviewed his testimony, which covered the actions while he was on the board. He stated how we bent over backwards many times to try to accommodate her. To which the board finally decided we would not negotiate anymore.
 - Paul then read the Judge's ruling to the board (which was in the HOA's favor).
 - Paul said the rulings from December of last year, and this most recent one are not final judgements. The plan is to have both combined into one final judgement.
 - Wayne suggested offering her \$1,000 to \$5,000 to settle the claim for damages (she's asking for \$150,000). Assuming she does not accept that, the 2nd trial will probably be in the February/March 2021 timeframe. If she does accept the payment, Jim and Wayne believe the 2nd lawsuit would go away. Paul stated that if she doesn't accept Wayne's payment, from that day forward, she is liable for the HOA's legal fees unless she wins the 2nd lawsuit for damages.
 - Paul asked the board if everyone was in agreement with Jim and Wayne's approach. Everyone agreed to authorize our insurance company to offer her damages not to exceed \$5000.

- Angela asked Paul to find out about the latest bill from Jim Beadle. She would like clarification on the timing so that, if needed, to allocate that into next year's budget.

Old Business:

- 2021 Ballot: An email was sent out to the neighborhood requesting interest for Officers and Directors for 2021.
 - Only response so far was from TJ Kushner.
 - Paul stated that Sarah and Shawna both have a year left on their term. Ron is ending his two year term. Gloria stated she is ending hers as well.
 - Two directors will be on the ballot along with President, Vice President, Treasurer, and Secretary.
 - Due to the timing of the Annual meeting, the Ballot will need to be sent out before the November board meeting to meet the 30 day requirement.
 - Paul stated he is not running for President, but as Immediate Past President, is still willing to help and support anything stable related.
 - Paul believes the stable lawsuits have scared off some homeowners from running, but that should be past us now.
 - Brian reviewed the documents that will be included in the packet.

New Business:

- 2021 Budget
 - Angela stated she has some holes in the budget:
 - Legal Fees: To date, it has been \$3,200, but \$5,000 was budgeted. It was agreed to keep it at \$5,000.
 - Landscaping-Extra: Ron had \$12,000 for extras, which includes trimming and mulch. It was agreed to keep it at \$12,000.
 - Recreation-Extra: Sarah talked about adding additional cost for tennis court lights and misc. repairs. It was agreed to put in \$2,000.
 - Pasture Mowing: It was agreed to keep it at \$4800.
 - With those numbers above, and keeping the dues at \$100 a month, there will be a shortfall of \$4300, which could come out of the reserves.
 - Paul stated that if anyone has ideas for major expenditures, bring it up so that we can bring it forth at the annual meeting.
- Paul stated he wants to make sure we notify homeowners to wear masks at the annual meeting, and that no refreshments will be brought this year.
- The next meeting will be held on November 8th at 7 PM at the Reeves' residence - 4725 Sugar Creek Dr.

Adjournment: At 7:46pm, the meeting was adjourned by Paul Mouritsen.