

Brandywine Homeowners' Association
March 9th, 2021 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:01 PM by the Association President, T.J. Kushner. All members of the board were present with the exception of Shawna Slate.

Current Board Members:

T.J. Kushner - President
Jodie Hicks - Vice President
Brian Verse - Secretary

Buz Underill - Vice President
Angela Taylor - Treasurer

Directors:

Gloria Pazel, Ron Reeves, Sarah Verse, Shawna Slate, Zohe Quintero

Immediate Past President: Paul Mouritsen

The following homeowners were also in attendance: Renee & Michael Williams, Lynn & Mark Koontz, and Eriny Mallak

Approval of minutes: Ron Reeves made a **motion** at 7:02 PM to approve the February minutes as presented. The motion was seconded by Gloria Pazel. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated the past due list is short this month. The Chung's are still past due. She has sent them an email, but did not get a response. If it goes on much longer she'll turn it over to our attorney.
- Brian stated that he had an email address for their daughter. He will send it to Angela, perhaps she'll get a response from her.

Committee Reports

Recreation:

- Sarah was notified that a chair had broken at the tennis courts after a player sat down. She looked into prices, and they are about \$10-\$15 a piece for similarly styled plastic resin chairs. Sarah believes it'll be under \$200 to replace all the chairs and tables. The board agreed to purchase new chairs.

Safety:

- Usual speeders. Gloria believes a majority of the speeders are neighborhood teenagers.

Landscaping:

- Ron was able to get two handymen to come out and look at the fences.
 - Mr. Handyman out of Orlando: Using T.J.'s post/fence board summary as a guide, his estimate came out to \$11k.
 - Mark Gardner's Home Improvement: For the same scope of work, his estimate was \$10,550. (\$6,795 labor @ \$45 an hour, \$3,255 materials). He also provided an estimate for the racquetball court doors at \$100 a piece (labor). He

recommended the courts get painted as well (inside and out). The paint is getting dusty and cracking. Sarah stated that when the courts were pressure washed a few years ago, the company warned her that any more pressure washing will cause damage, based on its condition (then). T.J. stated that all the electrical over there is shot. He tried the lights recently, and nothing came on. It wouldn't take too much to replace it. The hardest part is getting up to the lights (inside the court).

- Ron said he could get another estimate on the fences if needed. Paul asked if the boards to be replaced have been identified. T.J. said he walked each pasture and noted the boards if they were missing, falling off, or damaged (not salvageable). Anything that could be screwed back up, his estimate included stainless steel screws.
- Ron asked the age of the fencing. Paul believes the last time it was all replaced was ~ 2002 (based on when the front lot was sold).
- Paul suggested taking them all down, saving money in the long run since continued repair would not be needed. If nothing is done, they will continue to deteriorate.
 - Gloria objected, stating it wouldn't look as nice.
 - Angela was not in favor of spending the money to replace them. She suggested removing them for ease of pasture maintenance. She reminded the board that some of the white fencing along Brandywine Lane is also ours to maintain.
 - Jodie asked what percentage of the total fencing is included in that estimate, and would it be a good gauge to determine the total cost of replacement over the years. T.J. was unsure.
 - Buz suggested the board wait until the annual meeting, and give the homeowners a few fence options. Spending any significant amount of money now, may be wasted depending on what is decided then. The board agreed.
- T.J. stated that we will go ahead and get the racquetball court doors repaired, and asked about the court painting. Sarah will work on getting a few estimates.
- Ron stated that the pepper trees were removed by the West Pond. They left some back behind the Domizioli's house. The crew did not remove all of the trees because they were overhanging onto their property, and weren't sure what to do. Ron reached out to the Domiziolis but has not heard back yet. Flawless will return to do the work, but wanted to make sure the homeowners were ok with access.
- Flawless offered to remove the pepper trees by the East pond, by the trailer parking area. They dropped the initial estimate by \$1000, to \$2200. At 7:29 PM, Paul Mouritsen made a **motion** to approve \$2200 for the pepper tree removal. The motion was seconded by Gloria Pazel. The motion was approved by a 7-1 vote.

Architectural:

- No Report

Equity Preservation Committee:

- No Report

Stables:

- Patti continues to dismantle the South barn.

Old Business:

- Re-typing of HOA documents:
 - Angela has a set of re-typed documents. She requested volunteers to proofread them. She will send 2-3 documents to each person for proofreading.
- Neighborhood Directory
 - Brian stated that of the ~90 homeowners he has emails for, he got 26 responses to the directory survey email. Everyone was for it, although a few would withhold some information.
 - T.J. suggested taking the old directory and sending it out electronically, asking that individuals update their information. Paul stated this will require going door to door.
 - Gloria suggested each board member doing our own street.
 - Buz suggested sending out a template via email, and those that don't respond, someone will go door to door.
 - Brian said he believes there is a copy of the old one in one of HOA boxes he has. He will use that to send the email.
- Paul asked Buz about the small-stable discussion that occurred awhile back. Buz stated he had not done anything since, but can contact the gentleman who was interested (~2019). The idea previously discussed was that the HOA would issue a ground lease on a parcel of land for a small stable (8-10 stalls). Buz said he will reach back out to him in the coming weeks. Zohe expressed interest in this as well.

New Business:

- None
- Mark Koontz asked if anyone knew anything about the orange reflective dots that have appeared on some mailboxes. He asked the mail lady, but she didn't know anything about them. He's noticed about 8 in the neighborhood. Paul stated he has one. No one knew, but suspected it could be related to newspaper delivery.
- Angela brought up the condition of the ponds/fish and asked if it would make sense to put in aeration. Buz stated that aeration is not the problem, it is related to the lack of places for the young fish to hide from predators (grass/roots). They can't reproduce if they don't get big enough.
- Renee said she was looking into a 4H club, and asked what the neighbor kids do in the area. Paul suggested that when the directory is updated, it will be easier for neighbors to know what each other's hobbies and interests are.

The next meeting will be held on April 13th at 7 PM at the Reeves' residence; 4725 Sugar Creek Drive.

Adjournment: At 7:50pm, the meeting was adjourned by T.J. Kushner.