

Brandywine Homeowners' Association
April 13th, 2021 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:02 PM by the Association President, T.J. Kushner. All members of the board were present with the exception of Buz Underill and Zohe Quintero.

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: Wendy Reeves and Michael Williams.

Approval of minutes: Ron Reeves made a **motion** at 7:03 PM to approve the March minutes as presented. The motion was seconded by Brian Verse. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated that most everyone is current. The Chung's have paid their past dues.
- Angela got a bill from Flawless for 4 months worth of work. That has been paid.
- The HOA's taxes are complete, Angela expects that bill shortly.

Committee Reports

Recreation:

- Sarah contacted a painter for the racquetball courts, but has not heard back. She asked for other painter suggestions. The outside and inside are in need of attention.
- Ron's handyman that will work on the doors told him he could get to it in ~ 2 weeks. He got no response from Brevard Door and Window.
- Ron's handyman gave him a quote to repaint the racquetball court. Pressure wash, prime, and paint the outside: \$3400, inside was quoted at \$5400. (~\$1 a sq-ft).
- There is a concern about the condition of the stucco. The last time it was cleaned, Sarah said that the contractor did not touch a few spots for fear it would come off.
- Sarah asked what the estimate was to get it knocked down. Ron recalled it was close to \$14,000 (this was back in 2017).
- There is no rush, Sarah will work on getting a few more estimates.

Safety:

- Gloria found some “Slow/Children at Play” signs. She said they were expensive, but thought we could get a few for the road. She will look into exact prices.
- Angela said it would be good to put up something. It would show the neighborhood that we are trying to slow cars down.

Landscaping:

- No Report
- Ron said he will follow up with Lisa from Flawless and make sure she gets the bills out on time.
- Paul asked about the pepper tree removal. Ron said Flawless finished, and it looks really good. T.J. agreed.

Architectural:

- No Report

Equity Preservation Committee:

- Shawna asked about the “issues” list that was used in years past. T.J. said he has it, he forgot to send it out, but will after the meeting.

Stables:

- Michael Williams said Patti’s latest price is \$168k when his wife called recently.

Old Business:

- Re-typing of HOA documents:
 - Angela has the proofread copies. She will send the comments back to get incorporated.
 - Angela will ask for the bill. The HOA will receive a Word copy back.
- Neighborhood Directory:
 - Brian stated he got about 30 responses to the directory info email that was sent out. He’ll forward that chain of emails to Renee Williams and Shawna Slate.

New Business:

- Angela stated she got a notice from the county about the Public hearing for the Fire Rescue Fees. Brian will take it and file it with the documents. Paul said the county commissioners have proposed using part of the stimulus money to offset the increase in Fire Rescue fees.
- Angela asked the board what they thought about doing an annual picnic again. Paul suggested next spring, as COVID is not over yet. Gloria and Ron proposed perhaps the fall when it is cooler. Sarah liked the idea of Spring.

- T.J. said his neighbor, Doug Whitson, asked about fence repair. Ron said there has been talk about getting a group together to go around and put new screws in and fix boards. It was agreed to shoot for Saturday, May 1st. Paul said he was available after noon. T.J. said he'd get screws. Ron has the paint for the boards.

The next meeting will be held on May 11th at 7 PM at the Verse's residence; 4807 Hidden Palm Place.

Adjournment: At 7:37pm, the meeting was adjourned by T.J. Kushner.