

**Brandywine Homeowners' Association**  
**September 14th, 2021 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:00 PM by the Association Vice President, Buz Underill. All members of the board were present with the exception of T.J. Kushner and Shawn Slate.

**Current Board Members:**

T.J. Kushner - President

Buz Underill - Vice President

Jodie Hicks - Vice President

Angela Taylor - Treasurer

Brian Verse - Secretary

**Directors:**

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

**Immediate Past President:** Paul Mouritsen

The following homeowners were also in attendance: Iliana & Josh Richolson, Mitch MacDonald.

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

**Treasurer Report:**

- Angela stated that the past due list is in good shape. There are only two homeowners that are a few months past due; one of which is dropping the payment off tonight.
- Buz asked if there was anything to review on the Balance or P&L sheet. Angela stated nothing was new, it was all previously reported numbers.
- Brian asked how much the FPL bill for the tennis courts has been running. Angela stated that it was more than the front entrance; ~\$30-\$40 a month.

**Committee Reports**

**Recreation:**

- Sarah said she would work on getting more estimates for the racquetball court.
- Zohe said she talked to her handyman. He stopped and looked at the doors and quoted \$1,050 to make two new doors. The quote included knobs, and locks. Ron stated we wouldn't want anything to get in the way of play. Buz asked Ron what the previous quotes were, and he said he has not been able to get anyone to respond to him.
- Ron said if we aren't going to tear it down, it is going to need to be repainted soon.
- Zohe suggested keeping one side, and turning the other side into a bathroom for tennis players or common area functions. She didn't think it would cost more than demolishing it, which had previously been quoted about \$15k.

**Safety:**

- No report. Gloria said T.J. has offered to help her install the signs she purchased.
- Zohe stated her husband had an issue with the teenager who drives the golf cart and lives in the newer house by the entrance. Others have seen his erratic driving as well. He previously rode a dirt bike in a similar fashion.

#### **Landscaping:**

- Ron received an estimate to pressure wash the front entrance from Space Coast Pressure Washing: \$750. The owner believes the tire marks will come out of the pavers, but not the asphalt. He also believes the stain will come off the curbs from the water being pumped out.
- Sarah asked if the dip in the pavers can be repaired. There is a spot just past Ron's house on the way out of the neighborhood. Buz said it can be repaired since they are just set in sand. He recently saw a paver repair company advertised, but did not write down their information.
- Buz asked if any other pressure washing estimates had been received. Ron said no one else has called him back. Ron stated in 2019, it was \$850.
- Mitch asked if anyone knew who was leaving the tire marks at the front entrance. No one knew, but suspected it was someone from the Police Foundation area.
- Brian Verse made a **motion** at 7:15 PM to approve the pressure washing for \$750. The motion was seconded by Gloria Pazel. The motion passed by a unanimous vote.

#### **Architectural:**

- No Report.

#### **Equity Preservation Committee:**

- No Report.

#### **Stables:**

- Buz reviewed the previous discussion about whether or not the HOA could issue a land lease and build another stable (if a group of residents or an outside person were interested in running another stable). He got a price for a 10 stall building with a bathroom and tack room. The building would be ~\$70k, the bathroom drain field would be ~\$10k, and assume a new deep well would be ~\$5k. After all said and done, it would probably be in the \$100k-\$110k range.
- Buz stated that this would give the HOA an option that we could control since we would own the land (Patti owns the land the two stables are on). The HOA could lease it to a group of residents, or if the community was on board and wanted to cover the cost, a special assessment of ~\$1100 per resident could cover the cost. - Buz is not in favor of this, but it is an option.
- Buz stated this was just an exercise to show the homeowners options at the annual meeting; he is not sure if the passion is still present to have horses, and reiterated that the fences would need a significant amount of work as well.
- Angela asked if this was something that could be financed. Buz said it certainly could be if the rent from the stables were enough. A bank typically will finance as long as the land lease is at least 35 years.

- Zohe asked who would manage the money side of things *if* the HOA were to run it. It would fall into the treasurer's responsibility. Zohe thought she could get funding from PTSD and/or autistic therapy scholarships to help cover the costs. She said there is nothing like this in the area. The closest being the Palm City area. Buz stated that if the revenue is large enough, it could offset some of the cost of homeowner dues.
- Angela suggested making a clear cut proposal that could be ready before the annual meeting, however there is not much time to pull that together. Buz suggested that we think about it, and maybe come up with some concepts at the next meeting. Buz reiterated that he is not necessarily in favor of the HOA running it, but if 3-4 homeowners wanted to pool their money, it is an option that would bring back the equestrian feel to the neighborhood.
- Zohe asked about the pastures and if we were still paying to cut them. Ron said it was \$850 a cut and it happens about 6 times a year.
- Mitch asked about the other building that is still standing and if there is a plan for that. Buz stated that is still Patti's building and pointed out that the land that could be leased would be to the South of that; between her land and the racquetball court.

#### **Old Business:**

- Re-typing of HOA documents:
  - Angela emailed the final documents to Brian. He will post them to the website after the meeting.
  - Angela said there is a footer on the documents saying they are the exact documents with updated phone numbers and addresses.

#### **New Business:**

- 2022 Budget
  - All budgets should be emailed to Angela so that a budget can be reviewed at the October meeting. Annual meeting packets will need to be in the mail before the November meeting.
- Annual Meeting
  - Tuesday December 14th was agreed upon as the planned date.
- Front Entrance Lights
  - T.J. sent an email to the board outlining the cost to update the lighting to low voltage versions. Ron believes this came about because the lights were off one night. Ron investigated and said the transformer had failed. Ron had an unused transformer from his landscaping lights, and he repaired them with that unit.
  - Ron said we can spend \$2000 to replace them all or just replace the broken ones as needed with the low voltage Home Depot lights (like he has been doing).
  - The board agreed to continue replacing them as they break. Ron believes 3 of the low voltage lights are out and maybe 1 or 2 of the high voltage ones. He estimates they are \$30-\$40 a piece to replace.
  - Zohe Quintero made a **motion** at 7:40 PM to Replace the 4-5 broken lights with new low-voltage versions from Home Depot. The motion

was seconded by Angela Taylor. The motion passed by a unanimous vote.

- Fence Repair - This estimate was also included in T.J.'s email, but it was agreed to table this until T.J. comes back.
- Angela suggested sending an email out to the neighborhood requesting names for the 2022 Ballot. Brian said he would do that.
- Zohe asked again about the racquetball court doors, and if we wanted to proceed. Ron believes we should go ahead and do it, there have been a few people who have asked about the courts. He suggested repairing it and seeing how many people start using them.
  - Ron Reeves made a **motion** at 7:50 PM to approve the \$1050 estimate to replace the doors. The motion was seconded by Jodie Hicks. The motion passed by a unanimous vote.

The next meeting will be held on October 12th at 7 PM at the Kushner residence; 4782 Splitrail Place.

**Adjournment:** At 7:51 PM, the meeting was adjourned by Buz Underill.