

**Brandywine Homeowners' Association**  
**October 12th, 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 Ron Reeves.

**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

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

**Treasurer Report:**

- Angela stated that she never got a check from Jennifer Machella, although she said she would drop a check off last month.
- There are a few other overdue offenders, and one homeowner was disputing something on their bill. Angela is working with them to resolve that.
- Brian asked what the “-\$1,000 Deposit” was for on the Balance Sheet. Angela wasn't sure off the top of her head but it has been there since she took over as treasurer; it may be a deposit from a lot/house build.
- Buz asked if there was anything unusual on the P&L sheet since last month. Angela stated there was not. Flawless appeared to accidentally double bill us, but she caught it.
- Buz suggested postponing the 2022 Budget discussion until later in the meeting and the board agreed.

**Committee Reports**

**Recreation:**

- Sarah stated that a hole has formed on the middle tennis court, on the South side. She contacted Nidy (who previously resurfaced the courts in 2019). Nidy said based on previous records/recommendations they believe the courts may be at the end of their lifespan; but offered to come out and quote a repair. He is expected to come out towards the end of the month.
- Zohe stated that her repairman ordered the doors for the racquetball courts, but they have been delayed. They told him 6-8 weeks.
  - Paul asked if we should continue with this repair; Angela explained we voted last meeting to repair the doors. Zohe said her and other kids do use them.

**Safety:**

- Gloria and T.J. installed the “Please Slow Down” signs.

**Landscaping:**

- Ron was not present, but gave his report to Brian. Brian stated that Ron called Space Coast Pressure Washing to book them, but has not heard back yet. He will continue to try.

**Architectural:**

- No Report.

**Equity Preservation Committee:**

- No Report.

**Stables:**

- T.J. sent out an email to the board earlier in the month stating that he heard from Patti. She claimed to have bought 16 acres in Canada, was relocating up there, and ready to “Dump Brandywine”.
- Buz stated there was discussion in the email that maybe the association should buy it so that we aren’t stuck in a similar situation with a new owner.
  - Angela clarified that she was only thinking of the vacant parcel where the 2nd stable was torn down, but it is unclear what Patti really wants for the property. She has been unreasonable in the past.
- Buz suggested making her an offer contingent upon homeowner approval at the upcoming annual meeting.
- Sarah suggested having T.J. ask her what she is looking for. What does “dump” mean? Buz believes based on her past, you can’t believe anything she would tell you.
- Gloria said there were a few homeowners that had interest in it. Paul said that was a long time ago, and she was not realistic on the asking price then.
- Paul stated that “dumping the stables” may not mean selling, perhaps she plans to abandon them. He asked how buying them would help us? Buz said it would allow us to control that property, which is something we don’t have at the moment. He referenced the apparent storage of vehicles there now. Paul stated he did not believe there is any value in us buying it unless we had a willing party to lease the property.
- Buz believes it is something we should explore, and let the association decide at the annual meeting. Present her with an offer, contingent upon approval at the annual meeting, and see what happens.
- Paul asked if control of the property can be enforced by the PUD. Buz believes since it is not a “lot” but a “tract” that it is probably not the case.
- Buz reiterated that at some point, it has value based on the elimination of future problems. If someone comes in, buys it, and does something they aren’t supposed to do, it’s going to cost the HOA in litigation costs.
- Paul suggested forwarding the info to Mr. Outlaw, who was interested at one time. Angela suggested T.J. ask what price she has in mind.
- Buz stated that if we owned it and wanted to reinstall a bathroom, there would be some cost savings with the septic tank and drain field hook up (vs. installing all new).
- Angela agreed in principle with Buz’s idea, but questioned how’d we have any idea what price she would accept. Zohe asked how much we spent over the last few years in legal fees; Buz reminded everyone that our insurance went

up because of the litigation as well. These are things that would not occur again if the association owned the property. Angela doesn't believe anyone will buy that property, and that if a homeowner owned it, it could be a conflict of interest.

- Buz suggested making an offer of \$5,000 for Tract E and F and see where it goes.
- Paul asked what her last known asking price was; it is believed to be \$50k per building.
- Angela asked the question: If she abandons the property, what is the process for that? Buz said we would not have the ability to access it. If something were to happen to it, we would not have the ability to clean it up or attend to it. Over time, if she didn't pay the taxes, there would be a tax certificate that could possibly be bought, and acquire the property that way.
- Buz suggested presenting her with a formal contract with a contingent based on homeowner approval, for \$5,000 for both tracts and having her sign it. If she does, we can present it at the annual meeting and let the homeowners decide.
- Angela tried to find the tax records online, but could not find Tract E and F listed on the county's website.
- Buz said he would prepare a contract for \$5,000 and we can present it to Patti. If she accepts, we can go from there, if not, then we know where she stands.. Angela suggested T.J. give it to her. Buz said he would cc Brian on the contract when he sends it to T.J.

#### **Old Business:**

- None

#### **New Business:**

- 2022 Budget
  - Angela stated that with the changes she made to the budget, we are looking at a deficit of \$14,471.
  - The primary reason was due to our insurance skyrocketing last year. In addition the cable contract went up 5%, and the mailbox rental increased by \$36. She reduced the legal fees to \$500, and Ron requested the Lawn Care - Extra remain at \$12,000.
  - This does not include whatever repairs the tennis courts may need.
  - Paul asked how many years were left on the cable contract. Jodie verified it was a 7 year contract, and we have 3 years left.
  - Brian questioned the insurance cost. He believed that the increase was due to our ongoing litigation (at that time). Since we have now won the lawsuit, perhaps a re-quote would be possible with better terms?
    - Angela said she would call Wren and ask, but they were the only ones that would write a policy last year.
    - Buz said he would look into it as well. He was meeting with Marshall (from Wren Insurance) the next day.
  - Buz asked if we increased the budget by \$15k, what would an increase in dues look like? (based on 96 paying homeowners). Angela said \$13 a month.

- Paul asked how many people might be interested in getting out of the cable contract. Angela stated that \$50 a month from dues goes to the contract. Buz reminded the board that the service they are getting for \$50 a month would cost much more than that if they got that service outside of the bulk HOA contract.
  - Angela asked if AT&T was out here. Sarah believes her neighbors have AT&T.
  - Angela said if we raised the dues to \$125, it would give us excess income of \$14,000. Paul said he was in favor of that.
  - Brian asked about the Lawn Care - Extra budget of \$12,000. Could we cut that down and not trim as many trees/pepper trees for a year? Buz was in favor of this since we don't know what the tennis courts may cost. Sarah said she hoped to have a number by the time the packets go out in the mail. She will see if she can get Nidy to come out sooner.
  - Angela stated that our cable contract has gone up 5% every year, and dues have not been raised since 2017. Buz was "OK" with raising dues, but did not want to go overboard.
  - It was agreed upon to present dues at \$110, which would give us a \$4000 surplus. As soon as Sarah hears back from Nidy she will forward that tennis court repair info in an email. Brian suggested it be repaired as cheap as possible without it being a safety concern.
  - Angela said she will wait to hear from Buz and Sarah before sending the updated Budget out for review.
- Angela asked if we had everything we needed to get the annual meeting packets out in the mail. Brian said he sent T.J. a template for the President's letter. The ballot currently consists of T.J. for president. Mike O'Rielly and Jodie Hicks for VP, Angela for Treasurer, and Gloria and Shawna for Directors again (Ron and Zohe still have one year left on their term). Brian stated he is still looking for a replacement for him, but if no one comes forward before the annual meeting he will run again. Buz said to put him down for a Director position.

The next meeting will be held on November 9th.

**Adjournment:** At 7:59 PM, the meeting was adjourned by Buz Underill.