

Brandywine Homeowners' Association
February 8, 2022 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:02 PM by the Association Vice President, Mike O'Reilly. All members of the board were present.

Current Board Members:

TJ. Kushner - President

Angela Taylor - Treasurer

Mike O'Reilly - Vice President

Iliana Richolson - Secretary

Directors:

Buz Underill, Gloria Pazel, Ron Reeves, Zohe Quintero, Shawna Slate

Immediate Past President: Paul Mouritsen

The following homeowners were also in attendance: Jim Coffey and Josh Richolson.

Approval of minutes: Mike O'Reilly made a **motion** at 7:00 PM to approve the January 11, 2022 annual meeting minutes as presented. The motion was seconded by Paul Mouritsen. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated that there are still a few homeowners asking about the increase of monthly dues to \$110.
- Per Angela, she received a payment from the Chung's which brought down some of the delinquent dues.

Committee Reports

Recreation:

- Mike stated that he sprayed the tennis courts and around the gazebo, so we shouldn't see ants for about another year. He will send the bill to Angela for the product he used.

Safety:

- Gloria mentioned that when TJ returns he will help her put out the "please slow down" sign that was ruined.

Landscaping:

- Ron stated that he would like to remove the cabbage palm growing next to the tennis court fence.

Architectural:

- Buz stated that approvals are still pending on Tina Chai's house. They haven't broken ground.

Equity Preservation Committee:

- Nothing to report.

Stables:

- Mike mentioned that he and TJ met with Patti and there was no progress made, we are back to where we started.

- TJ will reach out to Harmony Farms, a facility located in Cocoa.

Old Business:

- Chickens at 2480 Grassmere Dr - a letter was sent by the Board. Homeowner responded via email requesting to rectify the situation as the chickens are their children's pets.
- Buz said the homeowners are in violation and the board has an obligation to uphold the restrictions. TJ will send an email to the homeowner and Buz will check with legal to confirm.

New Business:

- Iliana stated that she has 3 plastic bins full of files (meeting minutes, photos, blueprints etc.) aging from 1988. The board agreed to move the bins and store them with the filing cabinet located in the stable area wash rack. Angela mentioned she also has aging Treasury files that can also be stored.
- Jim stated that he is concerned about a few things happening at the tennis courts:
 - On more than one occasion he and his family have witnessed public urination.
 - **Action:** Buz motioned and seconded by Mike to authorize no more than \$250 a month for a porta-potty rental. Paul will call around for quotes.
 - A lot of littering and he has had to put up a sign.
 - **Action:** Paul will also check to see if the porta-potty rental includes an outdoor trash bin and Iliana will send an email to all the homeowners reminding them and their guests to pick up their trash.
 - Keys were handed out to a friend of a homeowner which is not allowed.
 - **Action:** Mike will talk to the homeowner.
 - Boat parked under the shed when it's not supposed to be there.
 - **Action:** TJ will remove his boat. Iliana and Josh will take inventory on what is out in the area.
- Mike stated that the horse fence is a safety hazard and overall looks really bad. TJ will call a contractor for quotes.

The next meeting will be at Zohe's house (4752 Splitrail Pl.) on Tuesday, March 8, 2022 with an option to call in via Google Meet.

Adjournment: At 8:05 PM, the meeting was adjourned by Mike O'Reilly.