

Brandywine Homeowners' Association
January 11, 2022 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00 PM by the Association Vice President, Mike O'Reilly. All members of the board were present with the exception of T.J. Kushner, Zohe Quintero and Shawna Slate.

Current Board Members:

T.J. Kushner - President
Mike O'Reilly - Vice President

Angela Taylor - Treasurer
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: Wendi Reeves and Josh Richolson.

Approval of minutes: Mike O'Reilly made a **motion** at 7:00 PM to approve the December 2021 annual meeting minutes as presented. The motion was seconded by Buz Underill. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated that we received the insurance bill of \$14,316 (\$120.00 under what we budgeted) including liability. Mike asked what the liability includes and Angela said she would get back to him.
- Angela stated that we received our first cable bill which went up 5% at \$67,725 a year and we budgeted \$67,780.
- Angela mentioned that a number of homeowners did not look at their statements to see that their dues went up, therefore so many people owe \$10.00. For some homeowners that have auto-pay, they should remind their bank that the monthly fee is now \$110.00 versus \$100.00.
- Per Angela, the Chung's continue with a significant delinquency in their HOA dues. Angela will send their daughter an email to remind them to pay.
- Mike asked, what do we have in reserves and how does it compare to previous years? Per Angela, we have a \$66,400 cash position. The money market account has never changed because we haven't had to touch it. The operating account is higher than it normally is but it could be because the cable bill hasn't been paid yet. Account receivables are negative because of the homeowners that have pre-paid.

Committee Reports

Recreation:

- Mike stated that there are issues with the light poles over by the tennis courts. We don't want the poles to fall. Southwest side keeps getting worse and the lights are starting to turn as a result of it. Possibly get someone out there with a lift or for someone to at least come out and turn the lights. Buz suggested Florida Bulb and Ballast to take a look at it.
- Mike will oversee the recreational committee.

Safety:

- Gloria stated that she's seen the usual speeders. Possibly younger people who don't live in the neighborhood.
- One of the "please slow down" signs is ruined and that she has a new one. When T.J. returns he will help put it out.
- Angela mentioned to take note of a dark colored american brand SUV with disabled Veterans tags, flying 50mph down Sugar Creek Dr.
- Police were in and out of the neighborhood the other day.

Landscaping:

- Ron stated that he received 2 paint estimates for the white fences along Brandywine Lane - 1 company didn't call back.
- Estimate 1: \$1,695 pressure wash and clean, all rotted wood would be replaced by us.
- Estimate 2: \$2,100 2 coats of paint with pressure wash and clean.
- Additional expense: \$1,300 by Flawless Landscaping to get all the foliage (pepper trees) off of the fence .
- Buz made a motion to approve Estimate 2 and the foliage removal by Flawless Landscape - the motion was seconded by all.

Architectural:

- Bus stated that Tina Chai's house will be built caddy corner to the back of the Reeves home. Armstrong the home builder sent a package with paint approval and Buz sent it back because more info is needed. Buz sent them back the Architectural review package that needs to be completed before it can be approved.
- They haven't broken ground. Roof approval is pending.
- Buz mentioned that he has the original plans for the new homes, a full filing cabinet and he asked if anyone had room to store it. Expensive large blue prints. Mike suggested possibly throwing some away. Buz mentioned that they do not require air conditioning. Buz and Ron agreed to take them off the concrete and put them on two by fours and in storage. They have locks and keys. Filing cabinet is stored in the stable area wash rack.

Equity Preservation Committee:

- Ron stated that the preservation committee has not been around for at least a year.
- Mike asked if we were going to do committee assignments. Angela mentioned that Shawna was overseeing the committee. Angela mentioned that she was asked after the Annual meeting if we still had people going around looking at the deed restrictions.
- Mike stated that he would like to volunteer to be on the committee and check with T.J if he is willing to support.

New Business:

- Mike suggested we have Zoom HOA Meetings - in the bylaws it says we can do the meetings by phone. Mike mentioned it would be easier for T.J. or anyone that is not available to join. Also due to the pandemic.
 - Buz mentioned he prefers the fellowship. Angela suggested we do both. For those members that can not physically make it they can call in.
 - Mike suggested we do a hybrid (trial run) for next month's meeting, all agreed.
 - Iliana and Josh volunteered to set up Google Meet for next month's call.
- Lighting Fixture on Tennis courts - Mike asked where we stood with the power for the lighting as it can get pretty dark. Ron mentioned that T.J. was working on it but he hasn't been able to attend the meetings to discuss. Some homeowners have helped in the past to fix the fixtures.
- There have been sightings of chickens on one of the homeowners property. Per the HOA bylaws, no chickens (poultry) are allowed. A letter will be sent to the homeowners to remove as soon as possible as this is a violation.
- Mike asked about the rusty water on the last home on Brandywine Lane which enters into the first 3 homes on Sugar Creek Dr near the entrance, right hand side. Mike mentioned that the county approved the plan. He also asked if the water could be re-routed to the other side of the road. Buz mentioned that it can't be re-routed and that the county wouldn't let us do it. The front discoloration doesn't look good and what would be the solution.
 - Wendi Reeves suggested pressure washing and would it be worth looking into pressure washing.
 - Mike suggested moving the pump to the adjacent property. Per Buz it is possible.
 - Per Buz the best solution would be to pipe it and get it into the same drain it's going into now.

Stables:

- Mike stated that T.J. was going to try to get a hold of Patti. We offered \$5K and she countered at \$80K. Nothing has occurred since then. Mike and T.J. have discussed sitting down with her to discuss something a little more reasonable. Mike asked the board what do you think it is worth today? He also mentioned that the land couldnt support many horses. Buz said that maybe 10 horses could be supported.
- Buz said, even if there were no horses in the stables not being used, it is valuable to own the property. If we were to have horses what would be the incremental. Buz suggested we offer \$40K without having to talk to her directly.
- Mike said he wants to talk to her to see where she is coming from and why the sense of urgency as she is moving to Canada.
- Mike mentioned that after the Annual meeting he was having a discussion with other homeowners and they were worried someone else would buy the land and put up a storage facility. Buz said that can't be done as this is a PUD and subject to Architectural Review and Approval.
- Per Buz, Patti can only sell what she owns as stated by the courts. No commercial property is allowed. There is limited access which reduces the value of the land.
- Mike asked what is the consensus of the board, and all agreed to come up with an assessment and plan with the exception of Angela. She did not agree with the \$40K but agreed with the assessment. As it is not worth anything except the piece of mind. Angela suggested \$12K and no more than that.
- Mike stated that at \$40K we would need an assessment and possibly at \$30K. If we did \$40K it would be about \$40.00 a house.
- Angela stated that \$40K is too much money to own a property that there is nothing we could do with and we would have to spend more money to fix.
- Angela reminded everyone when the HOA fees were raised \$10 a month we were questioned why. Adding \$40 would be the same.
- Buz asked to make a motion to authorize Mike and T.J. to go up to \$40K as a counter offer to Patti. Ron seconded the motion, all agreed with the exception of Angela.

The next meeting will be at Angela's house on Tuesday, February 8, 2022 with an option to call in via Google Meet.

Adjournment: At 8:18 PM, the meeting was adjourned by Mike O'Reilly.