

**Brandywine Homeowners' Association**  
**April 12, 2022 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:05 PM by the Association Vice President, Mike O'Reilly. All members of the board were present except for T.J. Kushner and Shawna Slate. Mike O'Reilly attended via virtual video.

**Current Board Members:**

T.J. 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, Jingling Zhou, Aileen Mouritsen, Doug Whitson, Jennifer & Mitch MacDonald, Brian & Sarah Verse, Terry Tauroney, Michael & Renee Williams, Valerie Allen.

**Approval of minutes:** Mike O'Reilly made a **motion** at 7:08 PM to approve the March 8, 2022 meeting minutes as presented. The motion was seconded by Ron Reeves. The minutes were approved by a unanimous vote.

**Treasurer Report:**

- Angela stated that past dues are significantly down. The one homeowner that was past due 6 months has paid and is now current.

**Committee Reports**

**Recreation:**

- Mike mentioned that the tennis court lights are fixed and all the lamps have been cleaned.
- Mike reported that the windscreens are bouncing around, possibly needing more ties although they will be tied up during the hurricane season.
- Mike reported that Jim sprayed the tennis courts for weeds and the ant population is down.
- Ron mentioned that he added a trash can to the porta-potty and mentioned that the door to the porta-potty does not close or latch. Paul took an action to call Anderson to address the concern.
- Angela stated that she received an email from Anderson requesting to raise the rate. The rate increase went up from \$94.75 to \$101.38.

**Safety:**

- Gloria nothing to report with the exception of the speeders.
- Mike asked if anyone has seen on their home cameras who has been making the tire marks in front of the entrance sign. He also asked if anyone had additional information on who was throwing the eggs on the homeowners property. Ron mentioned that a few owners have called the police.
- Iliana mentioned that a total of 6 homeowners replied to the egg throwing email stating that their homes were impacted.

**Landscaping:**

- Ron, mentioned the oak tree over by the wash rack has limbs that are down on the roof again. In the past the insurance company has requested for us to remove those limbs. Ron will get an estimate to get them raised up.

**Architectural:**

- Buz, nothing to report.

**Equity Preservation Committee:**

- Zohe, Gloria and Iliana volunteered to take over the equity preservation committee since Mike and T.J. are not available.
- The new committee will go out to every home in the neighborhood to perform landscape inspections this month.

**Stables:**

- T.J. was not in attendance - nothing to report.

**Old Business:**

- Discussion on establishing reserves for capital projects - Angela stated she did some research on establishing reserves for the neighborhood. In order for us to establish reserves we need a majority vote of the homeowners (51 homeowners need to approve) as per Florida statute 720. Angela spoke with our legal point of contact and he concurred. Mike doesn't recommend we have reserves.
- Mike mentioned that he put together a list of items and he sent it to Angela and T.J. for review. The board will decide on prioritization of those items on the list at the next meeting. Estimates for fences have been completed.
- Buz suggested we do this the proper way by having a reserve study done for existing infrastructure in the neighborhood. The reserve study will tell us what the useful life remaining for each item is. This will align to our budget which will be discussed at our annual meeting. This will determine the timing of when things will get done. Then we can determine what we want to do and how we are going to fund it. Hire professionals to tell us what the remaining useful life will be and therefore we can put that into our budget and put that money aside. Buz is taking the action to request a proposal/estimate on how much it will cost for a reserve study to be done.
- Buz stated that new projects would be considered as a separate item(s) and that we would need to decide if we needed to do it or not but that would need a funding

mechanism. All the common areas would be in place, anything else would be a stand alone item.

**New Business:**

- The entire board should be included in any email related to any HOA topic.
- The board agreed to no longer have virtual video meetings. Board members need to attend HOA meetings in person.
- Homeowner Valarie Allen stated there is no need for the fences and asked why we are bothering with the fences. The board mentioned a vote from the homeowners is needed to determine if we kept the fences or not.

The next meeting will be held at Ron's home at 4725 Sugar Creek Drive on Tuesday, May 10, 2022.

**Adjournment:** At 8:10 PM, the meeting was adjourned by Mike O'Reilly.