

Brandywine Homeowners' Association
September 13, 2022 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:07 PM by Vice President, Mike O'Reilly. All members of the board were present except for T.J. Kushner.

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: Wendi Reeves, Mark and Lynn Koontz.

Approval of minutes: Mike O'Reilly made a **motion** at 7:08 PM to approve the May 10, 2022 meeting minutes as presented. The motion was seconded by Ron Reeves. The minutes were then approved by a unanimous vote.

Treasurer Report:

- Angela stated that there are only two homeowners with past HOA dues. An email notice/reminder was sent out to the homeowners. **Action:** Angela to proceed with sending out letters requesting payment.
- Mike asked about when the next recommendation will be made for next year's dues. Angela stated that she would need to prepare the budget for next month's meeting. **Action:** board members to send Angela a list of proposed anticipated expenditure for each committee area before the next meeting.

Committee Reports

Recreation:

- Mike stated that he will call Florida Bulb and Ballast Co. to provide an estimate for electrical repair work at the tennis courts. **Motion:** the board passed a motion not to exceed \$1,500.

Safety:

- Gloria had nothing to report with the exception of the speeders and mentioned the incidents that occurred during the summer (a police report was filed for both incidents).
 - Homeowners garage door was damaged
 - Homeowner was threatened by unidentified people to shoot their dogs
- The board agreed to remind homeowners at the annual meetings to contact the Sheriff's department of any major incidents.

Landscaping:

- Ron received a 77K estimate for a composite fence with a warranty of 35 years. The estimate does not include removal of the current fence (just around the pastures).
- Ron mentioned that he will look into the wash-rack durability and provide an overall structure analysis (what needs to be replaced and what shouldn't).

Architectural:

- Buz mentioned that there are a few homeowners replacing their roofs and a new pool for one of the homeowners.
- Buz stated that the new Armstrong home submitted a plan but it wasn't in the proper format and did not meet the technical requirements. Armstrong has been requested to correct and resubmit for approval.

Equity Preservation Committee:

- Gloria stated that the second home inspection was completed. The inspection findings included front yards, power washing driveways and landscape overgrowth etc.
- A letter will be sent out to those homeowners that have violations.
- If significant landscape changes are required it would need to be approved by the committee prior.
- Mike suggested that during the next inspection the committee look for extensive damage of driveways.

Stables:

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

Old Business:

- **Chickens:** the board reiterated that no poultry is allowed.
 - As per the Brandywine Estates Declaration, Covenants and Restrictions, Article V Section 5.05b " Except for dogs, cats, and other household pets, no animals, livestock or **poultry** of any kind shall be raised, bred or kept on any lot."
- **Fences:** Mike requested a motion to spend no more than \$20,000 to repair the fences. The board did not second the motion. Ron suggested the board present a total cost assessment to the homeowners at the annual meeting instead of investing money without their vote.
- Buz agreed to contact an attorney regarding the board's unilateral authority to levy assessments for maintenance and upkeep.

New Business:

- Ron mentioned that we need to have a "no soliciting" sign at the entrance of the neighborhood. The board agreed.
- Angela asked the board about having a neighborhood picnic/BBQ as there are new homeowners in the neighborhood. The board agreed; the date/planning will be determined at a later date.

Next meeting is scheduled for Tuesday, September 13, 2022. The next meeting location is to be determined.

Adjournment: At 8:14 PM, the meeting was adjourned by Mike O'Reilly.