

**Brandywine Homeowners' Association**  
**January 10, 2023 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:01PM by President Buz Underill. All members of the board were present except for Directors Ron Reeves and Zohe Quintero

**Current Board Members:**

Buz Underill - President

Angela Taylor - Treasurer

Paul Mouritsen - Vice President

Iliana Richolson - Secretary

**Directors:**

Gloria Pazel, Ron Reeves, Zohe Quintero

**Immediate Past President:** T.J. Kushner

The following homeowners were also in attendance: Michael Williams, Heather Cruces, Jodie Hicks, Eriny Mallak, Brandi Schultz, Karen McKenzie, Michael Domizioli, Jeanette Gonzalez Barbera, Sabrina Plato, Reinaldo Tirado

**Approval of minutes:** Buz made a **motion** at 7:02 PM to approve the November 8, 2022 meeting minutes as presented. The motion was seconded by Angela. The minutes were then approved by a unanimous vote.

**Treasurer Report:**

*Financial Statement*

- Angela shared printouts of the January 2023 A/R Aging Statements, Balance Sheet and Profit/Loss Summary.
- Angela stated that there are a number of homeowners that have not paid their January dues. There are many homeowners that are still paying the old \$110.00 amount. The new amount is \$135.00.
- Regarding the \$1,200 assessment, there are a total of 19 homeowners that have paid. To date, a total of \$22, 800 has been collected (some homeowners have made partial payments, adding about \$1,500).
- Homeowners have until March 1, 2023 to send in their assessment payment of \$1,200. If paid after the due date of March 1, 2023 homeowners will begin accruing late fees.
- Homeowners asked the following questions:
  - **What is the increase and assessment payment for?** Buz stated that the assessment is for the replacement of fences and the increase in dues is to allow us to build reserves/capital for improvements to replace things as they start to wear-out.
  - **When will the replacement of the fences take place?** Buz stated that as soon as we get all of the assessment fees from all homeowners - which are due by March 1, we can begin to work with the vendor.

*Quickbooks*

- Angela mentioned we need to upgrade our Quickbooks. It's a subscription service now and it will cost \$15.00 a month.

*Insurance Policy*

- Angela mentioned that for the last 2 years we have paid \$14,000 for insurance (general liability, property and directors and officers insurance). At the annual meeting Mr.Jarvy who is a property manager reached out to his insurance contact to search for better rates. The new insurance company (SJR) sent back a quote with significant savings. The board passed a **motion** to renew our current insurance

policy (Wren) for the new policy/company with the better rates (savings of about \$8,000).

### **Committee Reports**

#### **Recreation:**

- Mike was unable to make today's meeting but wanted to discuss the awnings. The authorization he requested via email for the awnings is \$1,600 - the board passed a **motion** to pay \$1,600 for the awnings.

#### **Safety:**

- Gloria mentioned that she has new "slow down" signs to put out. Waiting on T.J. to help her put them out.
- Iliana will ask Ron to tell her the next time the front entrance is blocked off, so she can send all homeowners an email letting them know.

#### **Landscaping:**

- Ron - nothing to report.

#### **Architectural:**

- Buz - nothing to report.

#### **Equity Preservation Committee:**

- Gloria mentioned that the committee would go out and take another look around the neighborhood for violations, and discuss at the February meeting.

#### **Stables:**

- Homeowners asked the following questions:
  - **What fences are being replaced?** Paul and Buz stated that all the fences you can see with the exception of the white fences along Brandywine Lane. For example, everything around the pastures along Split Rail and Union Cypress.
  - **Are we required by FPL to have them fenced in?** Buz stated that we are required by FPL to have gates so their equipment can get in if needed.
  - **Are we expecting to have horses and why are we replacing the fences?** Buz stated that we discussed this topic at the annual meeting. He mentioned that the replacement of fences will do a number of things, such as define the property lines, and add to the ambiance and look of the neighborhood. We were not able to get anyone to put horses in because of the cost of replacing all the fences. We were requiring whoever was operating the stables to change out the fences several years ago was around \$77,000 to replace. Also there are a lot of neighbors that would like to see the horses come back to Brandywine Estates and this would be the first step to doing so. Another reason is, it's part of the amenities and part of the association. Homeowners voted and it was approved at the 12/13/22 annual meeting to proceed with replacing the fences. The fences were installed 20 years ago and are now falling apart. There is a 30 year warranty with material designed for horses so the fences don't break. For the long term it is the right thing to do and the majority of the neighbors want to see new fences.
  - **How many quotes were requested?** Buz stated that 4 to 5 quotes were received.

#### **Old Business:**

- Buz shared his concept for the horses coming back. The idea is, the association can give a land lease to another entity (stable partnership) that we can create - that entity would lease to another entity (the stables partnership) that we can create. The stables partnership would have a long term lease (25-30 year lease) for the pastures and the land underneath the stable and it will include the right to sublet. The stables partnership would then turn around, build the stable and then lease it to an operator to operate. The idea is that there is an investment opportunity for the stables partnership. The concept would be to set up a limited liability limited partnership and sell limited partnership interests to raise \$130,000 to build the facility. By renting the stable facility it will hopefully give investors a return on their investment as well as increase the value of property in the community.
- Overall, the association will put the new fences in which creates the pasture; we already have the water and wash rack.
- Homeowners asked the following questions:
  - **What is the cost to the homeowners and will it add another assessment?** Buz stated that this would be zero cost to homeowners.
  - **Is there a market for an operator to come here?** Buz stated there is a market and that we would have to tweak the way we structure this. He mentioned that there would be other ways such as a grant for \$150,000 for equestrian therapy.
  - **What is the estimated time frame to install the fences?** Buz mentioned it wouldn't take too long to complete after the start date (start date TBD).
  - **Can we see a draft copy of the meeting minutes from the annual meeting?** Paul stated that the annual meeting is a different sequence of the monthly board meetings. Buz and Paul stated that there could be an error in the meeting minutes or if the minutes don't get approved then wrong information is out there for people to think that is what happened when it didn't. Buz suggested we wait for the annual meeting to grant approval for distribution.

#### **New Business:**

- Iliana asked about setting up a firm location to hold the monthly board meetings. Ron had suggested the wash rack room but realized there were too many mosquitos. Paul stated the board members should host the meetings. He volunteered to host the February meeting. The treasurer, secretary and directors should host for the remainder of the year. The board passed a **motion** to change the Tuesday, February 14th meeting date to Wednesday, February 15 in honor of Valentine's Day.
- Iliana will host in March, Angela will host April, Gloria will host in May.

**Adjournment:** At 8:07 PM, the meeting was adjourned by Buz Underill.