

Brandywine Homeowners' Association
November 8, 2022 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:05PM by Vice President Mike O'Reilly. All members of the board were present except for President T.J. Kushner and Directors Shawna Slate and Gloria Pazel.

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

Approval of minutes: Mike made a **motion** at 7:06 PM to approve the October 11, 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 the Legge's have paid their HOA dues but the Gates are still pending. She has not heard back from Gates.
- Angela suggested increasing the late fees, currently at 30 cents. The board agreed to discuss at the beginning of next year.

Committee Reports

Recreation:

- Mike mentioned someone must have called the porta-potty company to pick up the porta-potty after it fell over from the storm. Ron stated he called and requested a new one to be installed. Ron also put a trash can out for homeowners to use.

Safety:

- Gloria - nothing to report.

Landscaping:

- Ron mentioned the clean-up of the front entrance:
 - \$3,248 tree trimming (\$28 for 116 palm trees)
 - \$3,840 mulch (same price for the last three years)
 - \$700 pressure wash and clean up of pavers
 - \$7,788 Total (the board passed a **motion** for \$8,000)
- Ron mentioned a large pepper tree behind the McDonald's home on Whitney Way from hurricane Ian. The homeowners did their best to clean up as much as possible but were unable to remove a large limb hanging which can be dangerous if it falls. The board passed a **motion** to pay \$500 to remove the hanging limb.

Architectural:

- Buz mentioned that the power line has been fixed.

Equity Preservation Committee:

- Iliana mentioned the violation letters have not been sent out and the committee will revisit in 2023.

Stables:

- T.J. - nothing to report.

Old Business:

- **Fences:** Ron stated that he did all the research for the replacement of fences. The board agreed for Ron to present an assessment of all costs and options to the homeowners at the annual meeting for voting.

New Business:

- Nothing to report.

Next meeting is scheduled for Tuesday, December 13, 2022. The annual meeting will be at the Old Regular Baptist Church at 7pm.

Adjournment: At 8:00 PM, the meeting was adjourned by Mike O'Reilly.