

**Brandywine Homeowners' Association**  
**November 9th, 2021 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:00 PM by the Association President, T.J. Kushner. All members of the board were present with the exception of Gloria Pazel and Shawna Slate.

**Current Board Members:**

T.J. Kushner - President  
Jodie Hicks - Vice President  
Brian Verse - Secretary

Buz Underill - Vice President  
Angela Taylor - Treasurer

**Directors:**

Gloria Pazel, Ron Reeves, Sarah Verse, Shawna Slate, Zohe Quintero

**Immediate Past President:** Paul Mouritsen

The following homeowners were also in attendance: Iliana & Josh Richolson, Mark and Lynn Koontz.

**Approval of minutes:** Buz Underill made a **motion** at 7:00 PM to approve the October minutes as presented. The motion was seconded by Paul Mouritsen. The minutes were approved by a unanimous vote.

**Treasurer Report:**

- Angela stated that she discovered that the post office was putting our mail in someone else's P.O. box. A neighbor went to pick up mail for a friend and happened to see 5-6 envelopes in that box addressed to Brandywine Estates. The post office was notified and the letters were put in our box. Some of them were checks that homeowners had put "stop payment" on. Angela attempted to call the post office and inquire about the issue, but no one answered the phone.
- Angela stated that there are only a few delinquent homeowners.
- Angela asked if everyone saw the email she sent out about the homeowner's insurance. No cheaper option was found.

**Committee Reports**

**Recreation:**

- Sarah stated that she has not heard anything more from Nidy. They said they would try to be out by the end of October to look at the hole in the tennis court. She contacted them again to see if they could come out sooner so that the estimate could be discussed and included in the annual meeting packets, but never heard back that time either.
- Buz asked where their office was located, Sarah said she believed Lakeland.
- T.J. said he has not seen it, but a neighbor has said it's falling apart. Sarah said the hole is not that big, but that the entire courts are beginning to crack again.
- T.J. asked about the mesh repair. It was stated that when the courts were resurfaced a few years ago, that option was not selected. The price was much higher, and there was no guarantee the mesh would stop cracks from forming going forward.

- T.J. stated that the courts are old. Sarah said when she talked to Nidy about coming back out, they thought the courts were probably coming to the end of their useful life. T.J. asked when they were built; Buz believed ~1984.
- Angela asked if the hole was a tripping hazard. Sarah said it was. T.J. said he would go to Home Depot and get an orange cone to place over the hole to keep someone from stepping in it.
- Zohe asked if the damage could be claimed under a hurricane insurance claim, but it was dismissed as “40” year old courts showing their age.
- T.J. asked what our options are, and are we at the point where they get torn down and rebuilt? Sarah stated that when Nidy is out, they were going to evaluate our options. She just hasn’t heard anything from them. T.J. wondered what it would take to rebuild the courts; would take \$50k? Buz and Paul suggested it would be a lot more.
- Ron asked about a 2nd company he recalled doing work before. Sarah stated that Lancelot has replaced nets in the past, but they did not do resurfacing.
- Angela asked if the two other courts are still usable. Sarah said they are. The hole is in the center court (near the net) on the South side.
- Buz said he will look for other places, he knows someone who is a local tennis pro. Angela suggested calling the city and see who they use.
- Zohe stated that her handyman is still waiting for the racquetball court doors to come in.

#### **Safety:**

- Gloria stated in an email that she has received many compliments from homeowners on the “PLEASE SLOW DOWN” signs.
- T.J. stated that when they put them out, they intentionally put them on the HOA’s property and not on the homeowner’s property. He suggested maybe moving them around from time to time.

#### **Landscaping:**

- Ron stated that the pressure washing at the front entrance has been completed.
- Ron presented the estimate to trim the trees and install mulch at the front entrance. \$1,888 to trim 116 palms, and the mulch was \$3,840.
  - Angela stated that the 2022 budget only has \$4,600 budgeted for “lawn care extra”. It was trimmed last month based on the rising cost of both the cable contract and the insurance. (even with raising dues to \$110/month)
  - Ron suggested only cutting 91 trees, that would get most of the ones that need it. The last couple years we’ve only done 30-40 trees, and it’s beginning to show.
  - Angela suggested only putting the mulch down at this time and asked how much that was. Ron stated for 80 yards, it was \$3,840.
  - Buz asked how we did on the budget from this year; was there any savings on what was proposed vs. what we’ve spent? After reviewing costs to date vs the approved budget, it was determined we were right on budget. There were some savings with legal fees and recreation, but the additional insurance cost this year accounted for that difference.

- Ron suggested only doing the mulch now (\$3,840) and then it will look nice for the holidays. He thought they could do it next week.
- At 7:26 PM, Paul made a **motion** to approve the mulch at a cost of \$3,840. The motion was seconded by Buz Underill, and passed with a unanimous vote.

**Architectural:**

- No Report

**Equity Preservation Committee:**

- No Report

**Stables:**

- T.J. stated that he sent Patti the purchase offer for \$5,000. Patti lined through the price and countered at \$80,000. T.J. believes the \$80,000 price originated from a piece of property in Canada, near where she is moving.
- Paul stated that her price is a lot less than she was asking for previously, but still not a serious number. Buz stated that if she comes down to ~\$40,000, we should seriously consider it.
- Angela stated that it is not worth anything to us. The value would be not having to deal with a 3rd party property owner in the future. Anything over \$5,000 would require a special assessment of the homeowners. There is only one barn now, and the one that is left standing, she removed the stalls.
- Buz and Paul stated that we will bring this up at the annual meeting. Maybe it will spark additional homeowners interest.

**Old Business:**

- None

**New Business:**

- Overnight Street Parking - Angela stated there is a homeowner on Durango obeying the HOA bylaws by not parking their trailer in the driveway; however they have been storing it on the street in front of the house 24/7. She asked if overnight street parking was allowed in Brevard County. Paul stated that it was for cars, but not for anything else.
  - Angela said sometimes it is the car and trailer, other times it's the trailer and golf cart, and sometimes it's just the trailer.
  - Others agreed that this has been ongoing for months.
  - Buz said someone would have to complain to code enforcement.
  - Mr. Richolson suggested that it may be an issue for the school bus that goes down and turns around.
  - Paul said he would go talk to the homeowner. That is probably a better way to address this than a code enforcement complaint.

The next meeting will be the annual homeowner's meeting on December 14th.

**Adjournment:** At 7:40 PM, the meeting was adjourned by T.J. Kushner.