

**Brandywine Homeowners' Association**  
**February 15, 2023 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:02PM by President Buz Underill. All members of the board were present.

**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, Mark & Lynn Koontz, Doug Drummond, Jodie Hicks, Karen McKenzie & Sara Diaz, Eriny Mallak

**Approval of minutes:** Buz made a **motion** at 7:03 PM to approve the January 10, 2023 meeting minutes as presented. The motion was seconded by Paul and Gloria. The minutes were then approved by a unanimous vote.

**Treasurer Report:**

- Angela stated that the total assessment still due is about \$52,000 and \$2,000 in past HOA due accounts.
  - Cash position is \$133,000 because we have collected all but \$52,000 of the assessment. We are ready to start on the fences financially whenever the contractor is ready to begin. Angela also stated that \$52,000 is due by March 1, 2023.
- Angela mentioned that we have switched insurance companies to the new agent. Our insurance bill went from \$14,000 to \$6,600 with the same coverage.

**Committee Reports**

**Recreation:**

- The board passed a **motion** to spend \$100 on ant poison for the tennis courts.
- The board discussed the request from homeowners to draw pickleball lines on the tennis courts. Buz requested to send Mike an email so he can get a quote on how much it will cost to draw pickleball lines on one tennis court (place lines on the center court).

**Safety:**

- Gloria mentioned the usual speeders need to slow down.

**Landscaping:**

- Ron received the cost estimate to spray the pastures for weeds (\$1,897 per application and they recommend 7 applications, total \$13,279). The board did not agree to pursue spraying pastures for weeds.
- Ron suggested we consider restrictions on what is being stored in the trailer/storage area. A lot of trailers don't have tags on them and there is a car sitting out there with no tag. Angela mentioned that cars should not be parked over there. Paul mentioned that the area is only for boats, RVs and trailers with tags on them, it is not a place to store junk.

- o Angela suggested sending out a general email to all homeowners stating that the general area over by the stables is for homeowners to park RVs, boats, and trailers with current tags only. Automobiles are not permitted.
- Ron suggested we should go with 12 foot gates. Ron called FPL and they told him the current requirement is 16 feet. All agreed to pursue the 12 foot gates (11 gates in total) which Ron confirmed will have plenty of access for FPL.
- Ron mentioned that TJ a few months back suggested we do a survey and Buz agreed stating that it needs to be done to establish property lines. It will give us two things, a boundary for the fence lines and where the fences will be placed. Also if there is property on the fence line we can identify it in the survey. Buz suggested Ron get an estimate.
- Ron will ask the fence contractor (Remsburg Cattle Company) for a formal contract to be sent to the board for review before work begins.

**Architectural:**

- Buz - nothing to report.

**Equity Preservation Committee:**

- Gloria mentioned that the committee will go out and take another look around the neighborhood for violations, and discuss at the March meeting since they were not able to do it previously.

**Stables:**

- Buz mentioned he received a couple of prices since the last meeting for a septic tank and drain field. Also a price for concrete if we decide to do a center aisle double barn on it.

**Old Business:**

- Nothing to report

**New Business:**

- Meeting locations: Zoe will host in March, Angela will host April, Gloria will host in May.
- It is illegal to feed, keep or attract racoons (they can transmit diseases) and if you see this happening please contact Fish & Wildlife.
- If you see lights out on your street call Florida Power & Light (FPL) and they will fix it.

**Adjournment:** At 7:43 PM, the meeting was adjourned by Buz Underhill.