

**Brandywine Homeowners' Association**  
**April 11, 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 with the exception of Iliana Richolson.

**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: Jennifer and Mitch MacDonald, Jodie Hicks, Sara Diaz, Karen McKenzie, Nicole & Stephen Williams, Mr. Domizoli

**Approval of minutes:** Buz made a **motion** at 7:01 PM to approve the March 14, 2023 meeting minutes as presented. The motion was seconded by Paul. The minutes were then approved by a unanimous vote.

**Treasurer Report:**

- Angela stated that there are quite a number of homeowners that are past due this month.
- Angela mentioned the assessment dues, there are still 12 homeowners who haven't paid in full (starting April 1st these homeowners will be assessed a 12% late fee).

**Committee Reports**

**Recreation:**

- On behalf of Mike,
  - Buz mentioned that Mike is still waiting on the contractor to come out to provide different prices/options for pickleball.
  - Buz stated that the new tennis court awnings will be assembled this week.
  - Buz mentioned that due to the toxic levels of mold inside the racquetball court and gazebo an estimate was conducted to pressure wash both at \$800 each. **Action:** Ron will check to see if pressure washing is needed and Buz will ask Mike for a breakdown of the estimate.

**Safety:**

- Gloria stated the usual speeders and that she has received complaints from some homeowners regarding kids driving golf carts on their properties. **Action:** Iliana to send an email to all homeowners to be mindful of property lines when driving their golf carts. Karen will send an email to the HOA secretary of the website regarding the county's age requirement for driving a golf cart in Brevard County.

**Landscaping:**

- Ron stated that the 3rd part of the fence is going up and the second payment is due for the amount of \$33,378. **Action:** Ron will email Angela when completed.
- A few homeowners mentioned that the fences aesthetically do not look as nice and as seen in the brochure at the annual meeting. Ron apologized for any misunderstanding and mentioned that painting the fences to look like the brochure would be an additional expense quoted at 5K. The goal was to have a low

maintenance fence. Ron stated that with time the wood part of the fence will change to a darker color. **Action:** Ron will talk to Remsburg Cattle Company to see what can be done.

- Ron mentioned that he received a quote of \$1,800 to remove the palm trees over by the RV/Trailer parking - the board passed a **motion** to approve \$1,800 to remove 9 palm trees.

#### **Architectural:**

- Buz nothing to report.

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

- Gloria and Zoe mentioned most homeowners have cleaned up their landscaping but some have not. The committee drove around the neighborhood and annotated those homes with violations.
- The board agreed to have attorney Mr. Beedle draft a general write-up with proper verbiage that can be used to send out to those homeowners that do not have a well kept landscaping. **Action:** Buz will contact Mr. Beedle.
- Ron suggested that when the annual meeting package is sent out we should include a list of reminders to all homeowners.

#### **Stables:**

- Nothing to report.

#### **Old Business:**

- Ron mentioned that there are still some trailers and one boat in the HOA parking lot that do not have a tag or the tag has expired. **Action:** Buz and Ron will confirm what can be done legally.

#### **New Business:**

- Zoe suggested having a neighborhood picnic and she has volunteered to take the initiative to put something together.

**Adjournment:** At 8:05 PM, the meeting was adjourned by Buz Underill.