

**Brandywine Homeowners' Association**  
**May 9, 2023 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:04PM by President Buz Underill. All members of the board were present with the exception of Ron Reeves.

**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 Domizoli, Youn Hee Chung Cho, Amanda Emerson, Sara Diaz, Jodie Hicks

**Approval of minutes:** Buz made a **motion** at 7:04 PM to approve the April 11, 2023 meeting minutes as presented. The motion was seconded by Zohe. The minutes were then approved by a unanimous vote.

**Treasurer Report:**

- Angela shared the past-due list of assessment dues. There are 8 of 98 homeowners who haven't paid in full. Homeowners who haven't paid in full will be receiving a past-due letter on June 1st from our Attorney. These homeowners will be assessed a 12% interest. Homeowners will also be responsible for the Attorney fees.
- There are 2 homeowners that owe the full amount and the other 6 have partially paid.
- Angela stated that the final installment was paid on the fences.

**Committee Reports**

**Recreation:**

- On behalf of Mike,
  - Buz mentioned that Mike is asking if we received approval for the windscreens. Buz said that the windscreens are in but we are waiting on installation.

**Safety:**

- Gloria mentioned the usual speeders. She also stated that we had an incident in the neighborhood on Grassmere Dr. where a woman was caught on a resident's camera taking pictures of their front yard and backyard. The sheriff was called and said nothing could be done since a license plate was not captured, but if a plate is found the homeowners could pursue a trespassing charge.
- All dogs must be on leashes and please pick up after them.

**Landscaping:**

- On behalf of Ron, 2 questions to discuss:
  - 1. If anyone has noticed, the white fencing along Brandywine Lane has collapsed where it turns into the gravel road. All three posts have rotted at the ground.
    - The board passed a **motion** to remove that section of the fence.
  - 2. I got a quote from Flawless last week to grind the stumps of the nine palms we just took down in the trailer area. The quote was \$700.00 for 11 stumps as I added

the two stumps near the tennis court since the grinder would be on the property. Seems like a fair price but I later considered also removing the stumps from the trees taken down in the fence line which would bring us to 15 stumps (so we don't get any complaints about possible termite infestation). Flawless quoted me \$900.00 for all 15.

- The board passed a **motion** to approve the \$900.00.

#### **Architectural:**

- Buz stated that it is against the deed restrictions to have the “snipe” signs and there is no soliciting allowed.

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

- 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.
  - Follow up - Buz mentioned that the letter Mr. Beedle sent back will not be sent out to homeowners. An email and a mailed letter in the monthly statement from the Board will be sent out instead.

#### **Stables:**

- Nothing to report.

#### **Old Business:**

- Zohe suggested having a neighborhood picnic and she has volunteered to take the initiative to put something together.
  - Follow up:
    - Zohe will be putting together a committee
    - Dates and budget are still under discussion
- Pickleball update: the middle tennis court will be painted for pickleball only.

#### **New Business:**

- Nothing to report.

**Adjournment:** At 7:40PM, the meeting was adjourned by Buz Underill.