

**Brandywine Homeowners' Association**  
**July 9<sup>th</sup>, 2019 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:01 pm by the Association President, Paul Mouritsen. All members were present with the exception of Buz Underill.

**Current Board Members:**

Paul Mouritsen - President  
Angela Taylor - Treasurer

Bill Slover - Vice President  
Brian Verse - Secretary

**Directors:**

Gloria Pazel                      Ron Reeves                      Sarah Verse                      Buz Underill

The following homeowners were also in attendance: Lynn & Mark Koontz, David Tartaro, and Vallerie Allen.

**Approval of minutes:** At 7:01pm, Bill Slover made a **motion** to approve the May 14th meeting minutes as presented. The motion was seconded by Ron Reeves. The minutes were approved by a unanimous vote of the Board.

**Treasurer Report:**

- Angela stated that the list of homeowners that owe dues looks long, however she has not received July dues yet. Knifley, Gates, Crutcher, and MacDonald are the furthest behind. Tirado is just about caught up.
- Angela stated that while the Meyer's house has sold, she had not received the balance of their dues. It is probably still being worked by the title company or in the mail.
- Mr. Tartaro (new homeowner) stated that during their closing the dues were listed as \$150. He questioned the amount, and Angela explained the normal monthly dues are \$100 and the additional \$50 a month is a special assessment that will run through December 2019.
- Angela stated that if a special assessment is ever voted on again, that it will be much easier on the Treasurer if paid in one lump sum instead of monthly payments. The monthly payments have garnered a lot of questions and has been extra work on her end.
- Bill asked why the pasture fencing was listed as an asset on the balance sheet. Paul said it is that way for insurance reasons. Angela pointed out that is fully depreciated.

**Committee Reports**

**Recreation:**

- Paul has received no response via phone/email/text messages from Patti in regards to the lack of power at the tennis courts. It is believed that the main breaker is tripped within the stable. There is no power to the tennis courts, gazebo, or racquetball courts.
  - Paul reviewed our options: 1) pay to get power another way, or 2) live with the status quo until the legal dispute is resolved, but that could be a 1-2 years away.
  - Ron reminded the board that the first estimate to have FPL drop our own power meter was just shy of \$8,000.
  - There was a short discussion about how future power could be run.

- Angela stated that the last 3 checks to Patti (for use of the electric at the tennis courts) have been returned via mail.
- There was a question about taking power from the main entrance since the HOA already has a box there. That would require a lot of private property access and a long electrical run.
- Ron will try to get competing estimates. He has had little response in the past when requesting electricians come out. Paul stated that if Ron receives a quote that is substantially better than the previous quote that we could vote on it by email.
- There has been a pickup truck parked adjacent to the stable pasture for about a week. Brian called the Sheriff. They would look into it, but did say it was not reported stolen.
- Sarah has three people identified to help with the playground committee. Paul requested the information be ready for review for the October meeting. This will give the board time to finalize before the annual meeting information packets go out in November.
- Mr. Tararo asked about the racquetball courts, and if there were any plans to renovate them. There have been discussions in the past about knocking them down, but the quotes have been substantial. No one uses them on a normal basis, but they would clean up with a good pressure washing. There is no structural issues, but the doors need work. Mr. Tararo said he would use them if they were cleaned up and volunteered to help.
  - Ron suggested we just look into getting a quote to pressure wash the courts.
  - Sarah will look into getting at least one cleaned up. She has a budget of \$400 without getting additional approval of the board.

#### **Safety:**

- Gloria stated she received a couple firework complaint calls. Bill stated that the only thing a homeowner can do is call the Sheriff after 10PM after the noise ordinance takes effect.
- Mark stated that on Friday night two sheriffs were patrolling Hidden Palm and Blackberry with their spotlights pointed towards the homes.

#### **Landscaping:**

- Ron got an estimate from Flawless to move the sprinklers on the North side of the main entrance. These were covered up when the Teimouri landscaping was installed. The estimate was for \$680 to dig up the current sprinklers and install 5 more rotators.
- Two homeowners on Grassmere Drive have asked Ron about clearing out the overgrown brush and pepper trees on the other side of the drainage pond (between the pond and the stable pasture). The quote from Flawless to trim up the oak trees and clear out the pepper trees was \$5600.
- The last quote was to trim the oak trees along the stable road from Sugar Creek Dr. to the stables. Folks pulling trailers are beginning to drive off the gravel road to avoid the low limbs. Estimate from Flawless was \$1200.
- At 7:40pm, Ron Reeves made a **motion** to approve the \$680 sprinkler relocation work. The motion was seconded by Sarah Verse. The motion was passed by a unanimous vote of the Board.
- At 7:41pm, Ron Reeves made a **motion** to approve the \$6800 tree trimming work. The motion was seconded by Brian Verse. The motion was passed by a unanimous vote of the Board.

### **Architectural:**

- Paul asked that we discuss Teimouri's newly installed mailbox. There has been concern that the mailbox does not meet the guidelines of the H.O.A. Paul stated that the only direction on mailboxes is that they must adhere to the architectural style of the home. Paul believes a case could be made that the mailbox fits well with the rod-iron fence approved and installed. The mailbox appears to be an item that was overlooked during the architectural review process, as a mailbox was never submitted for approval.
- At 7:49pm, Angela made a **motion** to refer back to the architectural committee the requirement to have Teimouri comply with the H.O.A. architectural guidelines for the mailbox. The motion was seconded by Ron Reeves. The motion was passed by a unanimous vote of the Board.
- Angela requested Brian look into the records to find the drawing/template that TJ Kushner created.

### **Equity Preservation Committee:**

- Bill revisited the rotting rails and lattice on the gazebo. Bill estimates between \$500 and \$600 in materials to replace the rotting wood. The metal braces in the ground are beginning to rot as well. The gazebo as a whole is still pretty solid. He will work to get a formal estimate to repair.
- Bill also asked about what is locked in the wash rack. Patti still has a lock on those doors. Bill would like to at least contact Patti and leave a message about the locks.
- Mark asked if there was any update with the proposed Towncenter development on US192. Paul said there has been no new updates.

### **Stables:**

- No updates.

### **Old Business:**

- Brandywine Lane drainage: The drain field from the Teimouri property is pumping water thru the curbing on Sugar Creek. It is running down to the drain by the Beck property, staining the pavers/curb/pavement. It is flooding driveways and there is concern the entrance pavers have begun to move. Ron said there are two 1 HP pumps running water from the drain field. Paul will take a look at the pavers and suggested himself, Ron, and Buz discuss the issue with Mr. Teimouri. Paul stated that the county approved this drain method.
- Paul has not seen the county come back to address any of the draining along Brandywine lane since the sidewalk replacement was completed.

### **New Business:**

- Request to waive Stocker Attorney Fees:
  - The Stocker's received the letter from Jim Beadle in regards to their back dues (\$611). The letter was dated March 15h. The Stocker's are requesting the board waive the Attorney's Fee of \$150 since their dues were caught up by the time the letter was received. Paul stated that the association has to pay those fees to Jim regardless of the timing of repayment. The board was in unanimous agreement and declined to discuss further.
- The decision was made to cancel the August meeting. The next board meeting will be September 10th at the Verse residence - 4807 Hidden Palm Place.

**Adjournment:** At 8:14pm, the meeting was adjourned by Paul Mouritsen.