

# Brandywine Estates Homeowners' Association

April 9<sup>th</sup>, 2024, Minutes

**Call to Order:** 7:02 called to order

**Current Board Members:**

Justin Roney - President

Angela Taylor - Treasurer

Jodie Hicks - Vice President

Jennifer Mecchella - Secretary

**Directors:**

Gloria Pazel, Ron Reeves, Joe Marsala

**Immediate Past President:** Buz Underill

The following homeowners were also in attendance:

Mike Williams

Zoom: Keith & Toni Ball, Joe Sutphin, Verses

Review Minutes: Will send final version of March minutes around for review along with April Minutes – to be approved at May meeting

Treasurer Report:

● Angela

- As per the payment schedule approved at the March meeting, a past due homeowner made the first weekly payment. The second payment was not received according to the approved schedule. If the next payment is not received by Sunday the HOA will proceed with appropriate legal action. Buz made a motion at 7:07 Jodie provided a second. The motion was passed unanimously.
- Going forward, financial statements will be forwarded to the board prior to meetings.
- Income taxes of \$215.00 were paid due to interest income of \$215.00 earned on the HOA's money market account.
- We received \$25.00 in guest fees for the picnic. The funds will be used as petty cash rather than deposited to our bank account. Angela will maintain the petty cash.
- A motion was made to add Justin Roney, President as a signer to the HOA's Trusit bank accounts. Signers on the accounts will be Justin Roney, President and Angela Taylor, Treasurer. Gloria made a motion at 7:12 and Jodie provided a second. The motion was passed unanimously.

**Committee Reports**

**Recreation:**

A combination lock was added to the south gate of the tennis courts the code will be sent around to board members by Justin.

Jennier provided Syed the key card to have 10 tennis keys to be made.

Plan for tennis courts was discussed at length Syed will gather quotes and the board will look into options for adding a basketball court to make the area more useful for a larger section of neighbors. Pickleball lines will also be included.

Resurfacing would cost about \$30,000 and would not last a year before cracks come back. We are still

collecting quotes and will research multiple options to provide all the options at the annual meeting. The neighborhood survey was reference to look at use and suggestions for the tennis courts.

Once we get quotes we will also look into financing options to avoid a large assessment

### **Landscaping:**

Nothing to report

### **Architectural:**

A new house does not have an approved landscape plan – Buz reached out to the owners and get them to submit landscaping plans and let them know they don't have landscape approval, and then we would have the discussion about putting lean on the property. We did get a positive response from the broker.

### **Equity Preservation Committee:**

Letter were sent out and inspections need to be completed

### **Safety:**

Slowdown signs will be put up soon as speeders remain an issue.

We can use pvc around the signs to keep the lawn mowers from hitting the signs

### **Old Business:**

- Picnic Committee Update – April 6th (Gloria, Justin, Jodie, Angela)
  - Picnic went really well. –About 30 RSVPs did not attend which cost the HOA about \$500.
- Spectrum Contract
  - The HOA the attorney reviewed the contract and there were some concerns. Spectrum is sending us a document that we can red-line and get back to them. Our requested changes are simple clarifications. One of the big ones is the definition of for internal wiring. Internal wiring is wiring your home, and the document says the HOA is responsible for that. We will work on correcting the concerns and provide an update next month.

### **New Business:**

Next meeting:

Will be held at Justin Roney's home on May 14<sup>th</sup> at 2415 Grassmere Dr