

Brandywine Homeowners' Association
January 15th 2024 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:02 by Justin.
All members of the board were present.

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:

Mitch MacDonald
Darren De Fiore
Lori Davis
Mike Williams
Iliana Richardson
Zoom:
Renee Williams
Syed

Approval of minutes:

Delay of Oct Meetings Iliana will type and send around.

Treasurer Report:

- Angela – Beginning of the year past dues are good
Feb statements will go out this week
Cash \$100,000 strong position
Increase in cable went up to 6500\$ as noted in the contract
Joe mentioned a question on what the performance review was on the balance sheet – was a security deposit from a previous tenant \$2,000 liability.
Angela – reviewing QuickBooks – version /online

Committee Reports

Recreation:

- Syed will help with committee (Mike will mentor)
The Tennis court lock went bad - Fee quote – Syed will send
Jennifer will follow up with Syed for replacing - Brevard Locksmith was used in the past Angela ask him to get quotes ect. – more than 1 estimate

Landscaping:

- Ron – dead grass north side of main entrance. He called Pierce – TJ contracted with them a few years ago. Juniper will take is over for the same price / it was sprayed Friday
- Angela – Juniper has struggled with organized invoices
- Buzz – suggested a separate contract for the service with Juniper to replace Pierce
- Irrigation was aqua spray they were a sub from flawless.
- Ron will get quote to clean out the palms at the entrance and an estimate to spray the pastures for weeds.

Architectural:

- No roofs

Equity Preservation Committee:

- Jodi /Gloria - The committee was out in November to review for well-kept landscaping.
- Check list – excel file to use -
- Group will develop a check list based on deed restrictions
- Pressure washing as an example.

Stables:

Old Business:

- Event committee, confirming a date and Angela confirmed \$1000 as a budget.
- Spring Neighborhood Events
 - Gloria, Joe, Jodie, Angela
 - Justin / Angela know people with bounce house companies
 - Date – Invite April 6th

Safety: Glori

concern was voiced about dogs on leashes / suggestion is to call animal control since that is a county ordinance – BCSO

New slowdown signs

New Business:

- Neighborhood Survey
 - Jennifer walked through the survey ideas.
 - Buzz suggested another use for pickle ball courts – Syed will check.
 - Suggestion of welcome packet for new homeowners – could supply to title company committee –could include map and names, list of amenities
- Neighborhood Safety

- Break in reported.
- Boat in driveway at 4787 Blackberry
- Next Meeting February 13th 7pm Jennifer will host at 4820 Durango PL