# Brandywine Homeowners' Association October 9th, 2023 Board Meeting Minutes

**Call to Order:** The meeting was called to order at 7:02PM by President Buz Underill. All members of the board were present.

### **Current Board Members:**

Buz Underill - President Paul Mouritsen - Vice President Angela Taylor - Treasurer Iliana Richolson - Secretary

### Directors:

Gloria Pazel, Ron Reeves, Zohe Quintero

Immediate Past President: T.J. Kushner

The following homeowners were also in attendance: Michael Williams

**Approval of minutes:** Buz made a **motion** at 7:03 PM to approve the Septebmer 2023 meeting minutes as presented. The motion was seconded by Ron. The minutes were then approved by a unanimous vote.

### **Treasurer Report:**

- Angela stated that a letter was sent to 2 homeowners. Angel put tother a comparison slide for the budget
- Budget is on track on where we are year to date.
- Everyone paid assessment

### **Committee Reports**

**Recreation:** 

• Nothing to report

#### Safety:

- Slow down signs are in and TJ will assist in putting them out
- Request to send email about picking up after pets
- Motorcycle noise and driving around the block an email will be sent to the owner stating its against our documents to ride motorized vehicles on the trails
- Golf cart driving age and driving on trails reported.

#### Landscaping:

- Fire extinguisher in the gazebo is complete per insurance guidelines
- Landscaping expense were passed around reviewed.
- Pressure washing at the entrance recommended every other year
- Trimming the palm every year is beneficial for storm cleanup Ron ask what the price would be monthly and lock in a price for the year. According to Eric the seed pods show up around August. We should look at doing it Annually at the front and every other year at the stables. This would be splitting the cost over 12 months.
- A new contract from Juniper is coming
- Discussed realistic budget number for the annual meeting number. We are currently paying \$1600 per month and we should plan for an increase because there is a new owner and we haven't had an increase in years. Let's budget 3,000 per month and \$15,000 annually in extra's and we will try and negotiate to keep it lower.

#### Architectural:

• Nothing to report.

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

- Buzz spoke with Jim Beetle about the lack of landscaping and was advised to send a letter. The homeowner sent a response and the response was forwarded to Jim Beetle.
- The committee will go back out in November to review for well kept landscaping.

# Stables:

- Wash rack fumigation is complete.
- Purchase of stables discussion It may not be worth talking to Patty and bringing the topic back up since she won't sell to anyone in Brandywine.

# Old Business:

• Cable contract – hotwire reached out and the HOA will review the options and contract.

# **New Business:**

- Picnic dates were discussed for November and it was decided that it should be planned for next year. Board will revisit in January.
- Annual meeting will be December 14<sup>th</sup> / the November meeting will be moved to the 7<sup>th</sup> to allow time for the preparation for the Annual meeting. Check to confirm the church is available.
- Annual Meeting choose date and send notice 30 days before. Organize ballot and email for elections 1 director position open, include packet/ minutes from last years meeting

Adjournment: At 7:55PM, the meeting was adjourned by Buz Underill.