

**Brandywine Homeowners' Association
Board Meeting Minutes
February 12 , 2025**

Call to Order: The meeting was called to order at 7:00 PM by President Buz Underill.

Board Members:

President	Buz Underill	present
Immediate Past President	Justin Roney	absent
Vice President	David Bond	present
Secretary	Jodie Hicks	present
Treasurer	Angela Taylor	present
Recreation	Syed Hussain	absent
Director	Ron Reeves	present
Director	Jennifer Mecchella	present
Director	Joseph Marsala	present

The following homeowners were also in attendance: Gloria Pazel, Mitch McDonnell

Approval of minutes: November meeting minutes were not yet available for review. January minutes reviewed - Angela Taylor made a motion to approve, Jennifer Mecchella seconded; motion approved.

Bank Signers

Angela stated that the signers on the bank account need to be updated, changing from Justin Roney to Buz Underill. Jodie Hicks made a motion to approve, Ron Reeves seconded; motion approved.

Treasurer Report:

- Angela shared that all but 25 homeowners had paid the special assessment and that a reminder would be sent with the monthly statement
 - \$14,877 collected as of Feb 12.
- Past dues - notices to be mailed. (Gates, Legge, Stocker)
- Cash - \$114k
- Tennis court initial payment sent.
- GoDaddy was renewed/updated package on auto renewal.
- Quickbooks subscription - \$35/month
 - Provides digital invoicing/payments
- New laptop purchased - \$700

- Jennifer made a motion to approve/ Ron seconded. All approved.

Committee Reports

Recreation:

- Syed absent - provided via email that the tennis courts demo slated for Feb 24.

Landscaping:

- Ron spoke with Elite Pavers regarding the pavers at the entrance (several have recessed)
 - Expected to provide repair - awaiting estimate
 - \$75k to replace all pavers at the entry, but our pavers should still be good for 10+ years. Added to equity preservation list for future consideration.
- New landscaping transformer needed at entrance but expected to be under \$400. No vote required.
- Posts need to be repainted on the entry sign - Ron will take as an action.
- RV/Boat parking area
 - Two trees need to come down, Ron will get estimates.
 - 28 parking spots - Ron will revise and update the parking plan
 - 5 expired or no tags

Safety:

- Speeders an ongoing issue.
- Reported trespasser at stables.
- Warned of alligators in the ponds.

Architectural:

- Nothing to report

Equity Preservation Committee:

- Nothing to report

Old Business:

Barns - Patty has moved some items onto her property. Appears to be trash but not sure if there is anything that can be done. Buz will reach out to the lawyers to see if she falls under the covenant restrictions.

New Business:

- Annual Picnic
 - The annual picnic is projected to be held in May. Jodie sent out a request to all the homeowners requesting volunteers to participate in planning activities but so far only 1 response.
 - Will send out another notice.

Adjournment: At 8:05PM, the meeting was adjourned by Buz Underhill. Next meeting will be conducted on Mar 11, at Angela Taylor's house, 2420 Grassmere Drive.