

Brandywine Homeowners' Association
Board Meeting Minutes
April 8, 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 | present (Zoom) |
| Director | Ron Reeves | present |
| Director | Jennifer Mecchella | present |
| Director | Joseph Marsala | absent |

The following homeowners were also in attendance: Gloria Pazel

Approval of minutes: March minutes reviewed.

Ron Reeves made a motion to approve, Angela Taylor seconded; February minutes approved.

Treasurer Report:

- Cash - \$87k on hand
- Tennis court 1st & second payments sent.
- Taxes filed - HOA owes \$670.
- Quickbooks - subscription is \$600/year. Angela working through migration issues; accountant has offered to assist after tax season.

Committee Reports

Recreation:

- Syed - Tennis court update: most of construction complete, all that remains is resurfacing and painting. Projected to be open the first weekend in May. No Trespassing signs have been posted around the construction area.

Landscaping:

- Ron pursuing quotes to trim trees in community areas. Decision was made to hold off on mulching the entrance until after hurricane season.

Architectural:

- Nothing to report

Equity Preservation Committee:

- Nothing to report

Safety:

- Pond gators trapped and removed from the pond between the stables and Grassmere and 1 other trapped on Alice Winkler's property (outside Brandywine Estates)
 - Potentially 1 large gator still remains

Old Business:

No old business discussed

New Business:

- Boat/trailer parking - Ron Reeves manages as part of Landscaping/Common Areas.
 - Provided draft rules for parking area. Suggestions made and provided. Held over for next meeting
- Tennis Courts
 - Hours of use to be limited to 8am - 10pm
 - Court etiquette rules to be posted at both entrance gates
 - Chairs/awning - discuss at May meeting
 - Locks - discuss at May meeting
- Bridle paths
 - Powered vehicles prohibited (golf carts, motor bikes, ATVs, etc)
 - Considering adding a chain across the openings
 - Buz to price signs
- Neighborhood library
 - Book exchange was discussed, tabled discussion for later meeting
- Spring Picnic
 - Scheduled for May 3, 12-3pm
 - Location: Gazebo
 - Catering - Wassi's
 - Send invoices to Treasurer for payment
- Landscaping/Parking
 - Ron to remove old pathway lights in the stable area
 - Ron identified that a car had been parked in a yard for at least 2 weeks - Angela to send a letter.

Adjournment: At 8:15PM, the meeting was adjourned by Buz Underill. Next meeting will be conducted on May 13, at Angela Taylor's house, 2420 Grassmere Drive.