

**Brandywine Homeowners' Association**  
**Board Meeting Minutes**  
**May 13, 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	absent
Secretary	Jodie Hicks	present
Treasurer	Angela Taylor	present
Recreation	Syed Hussain	present
Director	Ron Reeves	present
Director	Jennifer Mecchella	present
Director	Joseph Marsala	absent

The following homeowners were also in attendance: Gloria Pazel

**Approval of minutes:** April minutes reviewed.

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

**Treasurer Report:**

- Cash - \$87k on hand
- Tennis court payments completed.
- Quickbooks - Still some reconciliation issues - account assisting.
  - Email invoices to start in June and will include any balance owed. June invoice included option for residents to request email invoices.

**Committee Reports**

**Recreation:**

- Tennis courts – Syed
  - wind screens at tennis courts to be installed on May 19
  - back gate latch needs to be repaired – bent
    - Syed added chain as temp repair
  - Discussion regarding new locks and keys – est \$1200.
    - Tabled for the summer

- Ron to remove old signs at the courts
- Jodie – budget \$3000 – spent **\$2993.28**
  - Catering – Wassi's - \$2180.50
  - Entertainment/activities – \$562.78
    - Bounce house, tables/chairs/generator
  - Kid's outdoor toys - \$150
  - Misc supplies - \$100

#### **Landscaping:**

- Updates:
  - Ron pursuing quotes to trim trees in community areas
    - approximately 200 palms in common areas
  - Issue identified with motorized vehicles using the bridle paths
    - Recommended to put chains with signs identifying the paths for foot-traffic only
- Jodie Hicks made motion to approve \$6800 for landscaping and chains, Jennifer Mechella seconded - landscaping request approved

#### **Architectural:**

- Nothing to report

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

- Nothing to report

#### **Safety:**

- Complaints have been received about on-street vehicle parking on Sugar Creek drive
  - Since only during daylight hours, no violation

#### **Old Business:**

No old business discussed

#### **New Business:**

- Fish ponds
  - Discussion on whether we should stock the fish ponds
    - Board members all in agreement that it is something we should look further into
    - Large limbs can be thrown into the ponds to start building environment
- Tennis Courts
  - Syed suggested "open play" at the courts

**Adjournment:** Meeting adjourned by Buz Underill at 8:00 pm. Due to summer hiatus, next meeting will be conducted on Sept 9, at Jodie Hicks's house, 4774 Quail Run Place.

**Note:** Meeting moved to Ron Reeves's house – 4725 Sugar Creek Drive