

Brandywine Homeowners' Association
Board Meeting Minutes
October 14, 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	absent

The following homeowners were also in attendance:

Gloria Pazel	Wendi Reeves
Mitch MacDonald	Nicole Williams

Approval of minutes: September minutes reviewed.

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

Treasurer Report:

- Cash - \$103k in reserves
- Short list homeowners with late dues

Committee Reports

Recreation:

- No report

Landscaping:

- Ranger quote for trimming palms – \$9675 to trim trees at entrance and stables
 - Jodie Hicks moved to approve budget for trimming; Angela Taylor approved

- Parking
 - Ron getting estimate to haul off junk at parking area
 - Tires
 - Plastic from mulch bags
 - Abandoned dinghy boat

Safety: (Gloria Pazel)

- Alligator sighted in a few of the ponds
 - No action necessary at this time

Architectural (Buz Underill):

- Ostroff residence -
 - noted improvements but still several items need to be addressed. No hearing requested. Has sent landscape plan but does not identify all required areas.

Equity Preservation Committee (Mitch MacDonald):

- Driveways/fences throughout property need to be pressure washed/cleaned
- Oversized metal lawn decoration not allowed per Article V (4826 Hidden Palm)
 - Mitch to provide list for notifications

Old Business:

No old business discussed

New Business:

- Code enforcement violation (stable parking area) Case No 25CE-01512
 - Section 62-2117(b) – Improper storage of boats, trailers, and RVs
 - Additional investigation to be conducted, more to follow at next meeting
 - 30 day stay to be requested
- Stables
 - Patty has offered the stables for purchase - \$60k
 - Tabled until annual meeting
- Annual meeting
 - Tentatively scheduled for Dec 16 at the church on Brandywine Lane

Adjournment: Meeting adjourned by Buz Underill at 8:00 pm. Next meeting scheduled for November 11 @ 7:00 pm, 4774 Quail Run Place (Jodie Hicks).