

**Brandywine Homeowners' Association  
Board Meeting Minutes  
March 10, 2026**

**Call to Order:** The meeting was called to order at 7:00 PM by President Ron Reeves.

**Board Members:**

President	Ron Reeves	present
Past President	Buz Underill	present
Vice President	TJ Kushner	present
Secretary	Jodie Hicks	present
Treasurer	Angela Taylor	present
Director	Jennifer Mecchella	present
Director	Gloria Pazel	present
Director	James Hicks	present

The following homeowners were also in attendance:

Wendi Reeves  
Mike Williams  
Mark Koontz

**Approval of minutes:** February minutes reviewed.

- Angela Taylor made a motion to approve, Gloria Pazel seconded; February minutes approved by board.

**Treasurer Report: (ANGELA TAYLOR)**

- Gates residence sent demand letter regarding late dues; no response as of Mar 10
- Ostroff residence; no response regarding fines and late dues
- Richolson residence; no dues received for this calendar year
- Cash on hand: \$92.6K
- Zoom renewed \$160/yr. Discussion regarding need to continue – board voted yes

**Committee Reports**

**Recreation: TJ KUSHNER**

- No report

**Landscaping: (JAMES HICKS)****Per Ron -**

- Tree at NW corner of entrance needs to be taken down; contact Juniper
- Fence @ stable road needs to be pressure washed
  - Jodie made motion to approve \$600 for pressure washing/Gloria seconded; motion carried

**Safety: (GLORIA PAZEL)**

- Potholes at entrance still an issue. Ron & Jen both in contact with Brevard Roads & Bridges. Funds have been approved by county, just waiting on repair. Ron & Jen will continue to call every 30 days
- Increased presence of wildlife – rattlesnake seen at Grassmere pond

**Architectural (BUZ UNDERILL):**

- Ostroff residence: sod installed. Fence did not meet architectural criteria

**Equity Preservation: (RON & WENDI REEVES)**

- Request for friendly email to neighborhood regarding damaged plants and general landscaping cleanup after January freeze

**Old Business:**

- Continued issue with motorized vehicles on bridle paths. Mark Koontz informed the board that golf carts are driving through his yard and had confronted one of the offenders
- Chains across walking paths – they haven't been removed in several weeks. Will not plan for additional actions at this time.
- Picnic scheduled for Apr 25. Catering and tables/chairs & bounce house reserved.

**New Business:**

- Discussion on racquetball court teardown/repurpose. Received quote of \$14k to tear down – move to annual meeting.

**Adjournment:** Meeting adjourned by Ron Reeves at 7:57 pm. Next meeting scheduled for Apr 14 @ 7:00 pm, 4774 Quail Run Place.