

BOA Board Meeting Minutes

March 11, 2015

The BOA Board met in executive session at the home of Steve Kirwan, Vice President, on Wednesday, March 11th. All Board members were present. The President called the meeting to order and the prior meeting minutes were approved.

Old Business:

The President, reported that the Nominating Committee had submitted the names and profiles of three residents. There are two vacancies occurring at the Annual Meeting on Sunday, May 17th at the Brandywine Bay Golf Clubhouse. Ballots will be distributed 45 days prior to the election.

The Secretary reported that information on the website had been updated and corrected. The Treasurer also reported that she had completed the updating of the Welcome Package.

The Secretary reported that he had heard from the County Manager, Russ Overman and that there was a good possibility of a meeting between County officials and NC DOT next month that would address issues with Hull Swamp. (The most recent letter from NC DOT is available on the BOA website - www.brandywineowners.org)

Treasurer's Report:

The Treasurer distributed the Statement of Financial Position and accompanying Statement of Operating Fund Revenue and Expenses as of January 30, 2015 prepared by the accountant. The statement as of February 28, 2015 should be available by the quarterly meeting on March 15th. The Treasurer reported that the dues notice would be mailed by April 1st and dues are due by May 15th. Subsequently the Treasurer's report was approved.

The Treasurer also reported that the BOA insurance had been "shopped" with several independent agents as a result of very significant premium increases brought about by claims filed for recovery of legal expenses. As a result of the "shopping" it was found that the current policies were the best value. This year's premiums decreased by several thousand dollars in what will be a steady reduction the next couple of years.

Committee Reports:

Scott Carpenter, the Director-at-Large, who oversees the various board committees, reported on the following:

Boat Yard: Any plans for the study of the fee structure have been shelved, as the existing fee income would appear to be adequate for necessary boat yard expenses. A new aluminum gate was installed last week. All tenants have paid their dues for 2015.

Security System : The report from Ted Beszterczei, is that all is operational.

Recreation Area: The Board approved the expenditure for the purchase of a pole for installing a Tether ball.

Gates: The Board agreed to undertake an audit of outstanding gate cards, however, the implementation was postponed until later this year. Details should be announced by the time of the Annual Meeting in May.

Beautification: There was an incident in February where the sprinklers went on near the Hwy 24 entrance. The problem has been corrected. Plans for spring planting at the entrances have yet to be announced.

ACC: Steve Kirwan, chairperson, mentioned that the construction bond for the house being built by Fitzgerald Construction on Lord Granville will not be released until the areas impacted by the construction equipment have been restored. The contractor is in agreement.

The ACC approved:

309 Lord Granville removal of two trees

106 Broadmoor Court removal of a large pine tree damaged by lightning

Golf Course: The BBGC requested that an additional sign be erected at the Highway 70 entrance directing traffic to the K Club. The Board passed on the request since there was already a directional sign at the entrance for the golf course and a desire to keep signs to a minimum.

Drainage: Steve Kirwan reported that the ditch behind the properties on Lord Granville bordering Highway 70 was being cleared and should be finished soon. He also reported that the clearing undertaken by Oceanside Empire Landscaping had been moderately satisfactory nevertheless he recommended that future Boards budget for annual clean-up of community ditches.

The Board approved the implementation of the aforementioned. It was also agreed that the Board retain the services of Oceanside Empire Landscaping to conduct a one or two day demonstration of the firm's services in clearing ditches to ascertain if the Board should award an annual contract.

Mosquito: The County has been notified that mosquitoes are present and spraying should be scheduled.

New Business:

The Board expressed it's thanks to Scott Carpenter and Mark Roche for expediting work on lights and signs.

There was recognition that Gene McClung, developer, had requested rezoning of his property on McCabe Blvd. If approved by the Planning Board it rezone the land to residential use and into several large parcels for single family homes not what was originally planned to be a condo development.

There was a discussion of the need to clean directional, street and speed signs along with the need to repaint speed bumps. It was pointed out that the recent replacement of several of the sand blasted signs had cost more than \$500. It was decided to defer such projects until the next budget year which starts soon.

The Board approved the purchase of Knox boxes to be available at the entrance gates for EMS, fire and police personnel.

The Secretary distributed a candidate profile announcement to be included in the "ballot package". The Board approved and the Secretary with the assistance of the Board will be putting the package together.

There being no further business the meeting was adjourned.

Respectfully submitted,

Bill Horton

Secretary