

## BOA Board Minutes:

### General Meeting February 15, 2017

#### The K Club

Ed Myers opened the meeting at 7.00.

The meeting was called to order at 7.02 PM by Ed. Executive Board Members in attendance were Bob White, Noreen Barrett, and Nancy Beszterczei.

Ed asked for a motion to accept the minutes as written by Noreen Barrett from the January meeting. Nancy made the motion, Bob seconded and all board members agreed.

**Secretary's report:** None

**Treasurer's Report:** Bob reported that everything is right on schedule. Homeowner Dues invoices will be sent out mid-late March. 2016 saw 100% return of dues. Outstanding! The board met before the meeting to discuss moving money from 2 other line items on the budget, Holiday Decorations and Beautification to help pay with on-going drainage issues as per Scott Carpenter's request.

#### **Old Business:**

**Gate Card Audit:** Noreen and Nancy have contacted about 75% of the outstanding non-responsive homeowners on the spreadsheet given to them by Doris Ullman. They will continue contacting the remainder and will update Doris before any card cancellations are put into effect.

**Phone Tree Service:** Noreen reported that the same database that is used for the gate card audit is needed for the phone tree service. As soon as the board feels comfortable that the database is accurate, this will also come into effect.

**Carolina Water New Road Access:** The creation of the new road documents is still in attorney's hands. Overall, this road will be of great benefit to Brandywine as it will limit trucks putting extra hardship on the roads.

**Additional Speed Bumps:** Ed is still researching appropriate speed bumps. One in particular that is cost effective requires drilling into the road and further studies need to be conducted to make sure it does not damage the road. Drivers are still not adhering to the speed limits posted and not stopping at the stop signs. This is most evident at the intersection of Brandywine Blvd and Lord Granville.

**Repainting of Speed Bumps:** The painting will begin with the addition of reflectors as soon as the weather co-operates.

**Street signs, road repairs and committees:** Nancy has done a lot of research into the various road signage on the market and has collected several quotes of same. She has a meeting on 2/16/17 with one candidate and he is placing a sample sign on the corner of

Lord Granville and Spruce. It will be a 4x4 wooden post with a black PVC sleeve. The sign itself will be ivory background with black non-reflective letters that apparently show up better at night. Some signs are missing in the neighborhood. Once the board gets a final cost, they will decide if the project will be done all at once or in phases considering the signs are over \$300 each.

### **New Business:**

**Damages to gates and walls:** Both parties involved in the damage to the Hwy. 70 and Hwy. 24 gates have agreed to pay for total repair. The cameras were most effective in helping the Sheriff's Department find the parties involved. The camera folks are checking for blind spots to ensure complete coverage with back up cameras included. The total damage to the Hwy. 70 gate was \$2275. The 24 gate repair is \$3575.97. It was noted and discussed that 4 cars witnessed the Hwy. 24 incident and not one person notified the police or any board members. The board asks that, as homeowners, be vigilant to your surroundings and contact a board member or your neighborhood rep if you see anything out of the ordinary.

**Contract for Lawn Maintenance:** The annual contract was reviewed by the board and was renewed with Mike with no changes from last year.

**Sign Ordinance:** A discussion was held regarding the placement of temporary directional "open houses" signs by realtors for the 2-3 hour period during the actual open house. It was pointed out that this was in violation of the present covenants. Over the years, residents advertised yard sales and birthday parties and this got out of hand as the signs were not taken down. Covenants now state that contractors can leave their business sign on a property for the duration of the work on site. It was suggested that the covenants be amended to allow the realtors to put up these direction open houses with the view to immediate removal after the open house. An amendment to the covenants requires more than 60% of homeowner's agreement. It was discussed that it may be introduced to homeowners for final decision. There was also a brief discussion on adhering to the parking guidelines and enforcing those guidelines.

**Other:** Dumping: The board was informed that there has been several incidents where dumping of trimmings, a Christmas tree, grass cutting etc. have been dumped in Brandywine's common area property and empty lots. THIS IS STRICTLY PROHIBITED.

**Soundwaves:** An editor is needed to keep the Soundwaves magazine going! The assistant editor will keep things going for the next couple of months. Please consider volunteering for this wonderful position. A discussion was had regarding an alternative to the Soundwaves, perhaps in a website/on-line format.

### **Committee Reports:**

**Drainage Report:** Scott Carpenter submitted the following report and the Board approved funding as mentioned above.

*Due to collapsed drainage pipe along Lord Grandville and cart path to #16 hole, therefore this has caused a major sink hole. This is a safety concern.*

*Since recent weed spraying along ditch by gate 70, the weeds need to be cleaned out of the ditch and debris in front of multiple culverts.*

*Since recent weed spraying along ditch by Hammock Place, the weeds need to be cleaned out. If funds are available, please fund minimally these three projects so that our rain water will*

*continue to flow out of Brandywine. I am attempting to get ahead of the upcoming spring rains. Presently, I have an action plan to maintain the areas of our responsibilities to our wonderful community.*

**ACC: JANUARY APPROVED ALTERATIONS: 221 Brandywine Bl. Add Upper Deck 1/6/2017. 109 Beechwood Dr. Extend Deck with Handicap Ramp 1/17/2017. 206 Westchester Dr. Remove Damaged Trees 1/19/2017. 208 Westchester Dr. Remove Damaged Trees 1/23/2017. 311 Eastchester Dr. Take down Dead / Leaning trees 1/28/2017. 311 Eastchester Dr. New Fence 1/28/2017**

**Beautification:** George Haskins reported on the dumping. (see above). Flowers will soon be planted at the 70 entrance.

**Gates:** Hwy. 70. is actually using the spare gate while the regular gate is being repaired.

**Cameras:** As mentioned above, the cameras have saved the association nearly \$6,000 in the past month alone due to identifying folks responsible for damaging the gates. They are a great investment! It was noted that the underground wiring is very old and needs serious updating. Water is getting into the conduits. A budget will be prepared for replacement to begin in the next fiscal year.

**Boat Storage:** Jerry Garner reported that things are good! 2 spots opened in the yard and were immediately filled by those next in line on the waiting list.

**Recreational Area:** There are 2 new swings. Tom stained the wood and new mulch will be spread in the spring.

**It was noted that only 7 people showed up to the quarterly board meeting. Board meetings are typically held to one hour. Many decisions are made regarding Brandywine and its substantial budget that require discussion among homeowners. Board vacancies need to be filled. If the board cannot continue to go on without replacement volunteers, alternative methods will have to be considered such as the hiring of an outside management company. This would be a very expensive option with considerable due increases. Please consider volunteering for the board and help oversee our wonderful community.**

The meeting was adjourned at 8.10

The next Executive Board meeting will be March 7th 2017 at Cedarwood Village Clubhouse. The next general meeting will be announced at a later day.

**Respectfully submitted by Noreen Barrett, February 16, 2017.**