

BOA Board Meeting Minutes

September 23, 2014

The BOA Board met in executive session at the home of Scott Bell, president, on Tuesday, September 23. All Board members were present. The president called the meeting to order and asked for the approval of the Secretaries' minutes which were accepted. The treasurer presented the Statement of Financial Position and Statement of Operating Fund Revenue and Expenses as of August 31, 2014. It was reported that four residents were in arrears on association dues and the Board's attorney would be asked to proceed with taking action to collect.

The Board secretary was asked to work with the webmaster to update news on the Association's website.

The president reported on a meeting the previous day with Russ Overman, County Manager, on the petition submitted to the County Commissioners on September 22th at their monthly meeting in Beaufort. Overman indicated he was in the process of drafting a letter to the State and would share a copy of the letter when finished.

For many years the owners of the golf course property and more recently the water company have been assessed annually for their use of the Brandywine roads in lieu of annual homeowner's dues. Since the recent sale of the golf course excluded the Golf & Shore property the board has initiated discussions with the owners requesting a similar annual assessment.

This past fiscal year the association's insurance policies were cancelled due to claims made against them. As a result, premiums demanded by new underwriters were significantly higher than the association had been paying. If we file any claims during the next 30 months we risk having higher premiums or face possible cancellation. Consequently, the board decided to delay any changes in its deductible until we have had more experience under the new policies.

The committee chair, Scott Carpenter, reported the following:

Boat Yard: All is well and secure. Nothing new to report.

Security System: The replacement of the two "One Way" street sign has been completed. Some light poles will be installed shortly with an additional camera system.

Gates: All gates are fully operational. A bill has been sent to the moving company for the damage to the 24 entrance wall. Appropriate actions have been taken by the Board along with the Sheriff's Department to have this paid by the moving company. Our local masonry contractor expects to begin repairs by the end of the month.

Beautification: Once installation of the new signs has been completed plans are underway to replant the areas with perennials. A broken split rail was replaced along Lord Granville. In addition the CIC committee is hoping to take down the Bradford pear trees at the 70entrance later this fall with planting to follow next year.

Play Ground: A volunteer has secured Tetherball equipment and wood chips have been added to the swing set area.

ACC: Steve Kirwan, reported the following approvals:

106 Fairway East, removal of pines to be replaced one for one

108 Fairway East, remove two pines to be replaced one for one

105 Pine Circle, remove two pines to be replaced one for one

305 Lord Granville, remove one pine tree to thin out natural area

Drainage: Steve Kirwan reported the following:

Approved the digging of a drainage ditch at 211 Oak Drive. Reported that Bryant Landscaping is making progress under its contract to clean out ditches throughout Brandywine. Hopefully the ditch along the pond on the 8th hole will be started within the next 30 days.

It was also reported that several drainage pipes have been severely damaged one on Fairway Drive East and another on Beechwood. The cost to cure has yet to be determined. In addition, a driveway within Cedarwood has had a recurring problem which results in a flooded garage. The board is working to resolve these problems with the help of outside contractors.

Mosquito Control: Now that the County controller officer has an access key spraying is underway on a regular basis.

New Business:

The Board approved a gate maintenance contract with Eastern Access Controls for \$1,100. It also agreed to sell one of the old Brandywine signs to the golf course, the second was damaged and will be destroyed.

The Board declined a request for a speed bump on Spruce.

Before adjourning the next meeting was set for October 27th at five o'clock..

Respectfully submitted,

Bill Horton

Secretary