

BOA Community Meeting

February 16, 2022

K Club

1. Call to Order: The meeting was called to order at 1800. Board members present were President-Susan Pike, VP-Alex Russell, Treasury-Patsy Fulcher, and Secretary-Amy Schulte. See attached sign in sheet for community members present.
2. Secretary's Report: Approval of minutes from January Meeting: Motion to approve made by Patsy, second by Alex.
3. Treasurer's report: Six residents received letters from BOA attorney regarding insufficient payment for 2021 dues (3 satisfied payments, 2 still owe for 2021 and 1 owes for 2020 and 2021)
4. Committee Reports:
 - a. ACC: Report provided by committee chair. Concern expressed by Ed M. for time frame of repairs from prior Hurricane and BOA rules. Committee chair to review and advise resident.
 - b. Beautification: Report provided by committee chair. Pruning and waiting for spring to plant and enhance green areas.
 - c. Drainage: Report provided by committee chair. Emergency funds only remaining for rest of year which ends in May.
 - i. Cottage Row 103-105 needs to be addressed by neighborhood specific board.
 - ii. Beaver Dam by Hwy 70 and ditch to Ford dealership further review needed by chair.
 - iii. 208 Tree Fern Drive flooding invoice has been submitted by resident to BOA board for review/approval. Ditch repair works per resident.
 - d. Gates/Cameras: Report provided by committee chair. See attachment for report regarding Gate Access Devices. To ensure that gate phone calls for access work properly and are not directed to spam it may be necessary to program phone numbers, 252-726-1778 (Hwy24), 252-240-0669 (Hwy 70). Gate hours open 0530, close 2000 M-R and 2100 F-S.
 - e. Boat Storage: Report provided by committee chair. Thirty people on wait list, working on those signed up in 2019. Fifty spaces in lot for BOA residents and unable to expand.
 - f. Recreational Area: New projects completed, no further report.
 - g. Welcome Committee: Report provided by committee chair. Revised welcome packets to keep current.
5. New Business
 - a. Volunteers are needed for new board members. Three positions will become vacant in May.
 - b. Ballots for board positions will be sent out early March with the 2022 BOA dues. Ballot Committee to be headed by Nancy Beszterczei.
 - c. Road Paving Phase II: Jim Blanton committee chair agreed to oversee this project which should begin early spring.
 - d. CWS Water Treatment Center: Report provided by CWS representatives at meeting.

- i. Process has started with access road through Horton Road for construction traffic. This should allow for no increase in traffic through neighborhood for duration of project.
 - ii. Proposal by CWS representative to replace white vinyl fencing between Brandywine and CWS upon completion of treatment plant. Pending company approval.
 - iii. Water tank will be repainted this year and CWS would like to incorporate Brandywine logo on tank.
6. Resident Concerns:
 - a. Water Quality: Hardness of water is an issue in neighborhood, some residents have home units to soften. Prior a system wide softener was placed on line but was removed at request of BOA in approximately 2014 due to water being too soft. This can be considered again by BOA board/neighborhood and CWS can provide cost estimate for review. Current contaminant testing has been normal x 2 cycles after most recent treatment/upgrades. Annual flushing of system to be continued, residents will be notified of time frame. If sulfur odor is present resident should contact CWS individually to investigate cause of problem. Water pricing discussed but due to neighborhood not being on city water system costs cannot be offset with tax increases.
 - b. Hammock Place specific concerns regarding CWS construction: Request CWS look into keeping temporary access road as permanent option to minimize traffic through Brandywine. Request review of vegetation that may be removed in construction area to minimize noise post completion. CWS confirmed that ditch from HWY 24 to HWY 70 will continue to be maintained to limit water runoff from CWS to Hammock Place residents. CWS will complete walk through of property with Brandywine representatives after this meeting to review all concerns.
 - c. Request made by resident William G. to include Fairway Drive E into Phase II of Road Paving. Request will be reviewed by BOA Board.
7. Next Community Board Meeting either the 3rd or 4th Sunday of May, location TBD.
8. Adjourn – Meeting adjourned at 1924. Motion made by Janiece W, second Tom P.