

BOA Board Minutes:

General Meeting November 16, 2016

The K Club

Ed Myers opened the meeting at 7.00 and addressed the resignation of Jerry Levesque from the Board and wished Jerry all the best in the future. Ed said this would be a great time for volunteers to step up.

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 October meeting. Nancy made the motion, Bob seconded and all Board members agreed.

Secretary's report: None

Treasurer's Report: Bob reported that he moved \$100,000 into higher interest bearing accounts at Select Bank from 1st Citizens. Ed commended Bob for that smart move as it is substantially more interest for the HOA. All accounts look good and the biggest recent expense was the clean up after the storm which amounted to \$13,200.

Old Business:

Gate Card Audit: Noreen reported that there are only about 100 cards unaccounted for. Noreen and Nancy are going to pursue some of the outstandings and after that and final notification via the Soundwaves, those cards will be cancelled.

Phone Tree Service: Noreen reported that she and Will Gainey had a trial run with the phone tree service and were happy with the results. John Miller is hoping to have to directory database uploaded by December 1 and the service may come into effect sometime after that.

October Yard Sale and Art Walk: Nancy reported that the yard sale was a huge success. Feedback was very positive both from sellers and buyers. The signs on the end of the streets were very helpful. Many thanks to Angela Zieleck and Dixie Leibert for all their help.

New Business:

Storm Clean-up: Donnie Bryant did a great job. There was no recovery FEMA plan so the association was charged. This was for storm damage only. It was discussed that many residents may not have know that the HOA is charged per load for debris removal and several homeowners pruned their yards and added their debris to the common area piles. There was 5 truck loads in total, more than we had estimated, as a result. It took a couple of

days to assess the damage and book Donnie Bryant and then signs were posted with all the details regarding pick up.

Speed Bumps: Discussion was had regarding the lack of bumps from the tree houses towards Hwy. 24. People are speeding, and driving through stop signs. The roads within Brandywine are public when the gates are open and private when closed. The Board will be requesting the sheriff's department to patrol the area and write speeding tickets as needed. In the meantime, the speed bumps will be repainted and reflectors replaced where broken.

Street Signs: Typically, signs are replaced every 4-6 years. A new longer lasting sign is being proposed and Nancy showed a drawing of the new sign. It would be a double aluminum sign with a black wooden post, 8' tall. Repairing has been costly. Quotes for repair were from \$175-\$250. 10 need replacement.

Replacement Candidates to the Board. One position needed to be filled immediately. This is a very rewarding job with lots of committees to delegate work to. There will be 3 positions to fill.

Committee Reports:

Drainage Report: Scott Carpenter thanked Gordon Wall for all his mentorship. There were 3 main ditches cleared that run off Hwy. 70. 3 projects that Gordon started were completed, one in Tree Fern and one in Cedarwood. Lots of maintenance with ditch clearing before September and the storm. Scott has used his budget but may clean out the culverts after May to avert any mosquito issues. Scott is following up with some water back up issues on Tree Fern after the next big rain event.

ACC: There was no report available at the meeting but was submitted after, in time to be inserted into these minutes

ACC OCTOBER APPROVED

ALTERATIONS

103 Oak Dr.	Install Satellite Dish	1-Oct
107 Pine Circle	Remove Tree hit by Lightning	6-Oct
106 Beechwood Dr.	Remove Dead Trees	6-Oct
206 Spruce Dr.	Replace Roof	11-Oct
203 Lord Granville Dr.	New Fence	13-Oct
208 Tree Fern Dr.	Add Mud Room	22-Oct
302 Emerywood Dr.	Remove Leaning Tree	24-Oct

Beautification: Christmas. The Garden Club is no more! The Board asks that someone take on the Christmas decoration and organize a group effort to get this done. A few volunteers is all it takes.

Gates: The gates will now be closing at 8.00 PM.

Cameras: An electrician came out after water damage and all is fixed. Quotes are being sought on playground camera and lights.

Boat Storage: Jerry Garner reported that some corner areas are perfect for building some kayak racks. This will free up room in some main parking areas, which can only be taken up by registered trailers. Bills just went out for dues.

Recreational Area: The swings are being painted and volunteers were sought for raking leaves.

The meeting was adjourned at 8.10 and Happy Thanksgiving to everyone.

The next Executive Board meeting will be announced at a later date.

Respectfully submitted by Noreen Barrett, November 27, 2016.