

BOA Community Meeting

February 15, 2023

BBGC Clubhouse

1. Call to Order: The meeting was called to order by President at 1734, second by Secretary. Board members present were President-Susan Pike, Treasurer-Patsy Fulcher, and Secretary-Amy Schulte. Resident sign in sheet completed. Carolina Water representatives present.
2. Treasurer Report:
 - a. Balance sheet provided for 2022/23 for community review
 - b. One resident with outstanding balance since 2019, lien in place awaiting payment plan agreement.
3. Secretary report: January board meeting minutes approved unanimously via email.
4. New Business:
 - a. Volunteers are needed for two board positions, President and Vice President, that will become available this May. Mid March nominations must be submitted, please include short bio and submit to the Board.
 - b. Committee chair is needed for Ballot counting, position for May timeframe. Joan DeBarnardo
 - c. Ballots and Dues will be mailed by March 15th with a return by May 1st.
 - d. Review of 2022/23 presented by BOA President
 - i. Intersections have been cleaned up by removing ground cover and placing sod.
 - ii. Bushes at speed bumps have been removed and new speed bump marking options are being quoted.
 - iii. Paving project will be completed after Carefree Lane is repaved which is on hold due to CWS construction.
 - iv. Tree removal and trimming project will be completed this spring, Constant Contact will be sent when dates are determined.
 - v. Christmas parade and decorations were a huge success. Thank you volunteers.
 - vi. A few residents suggested consideration given to hiring a property management group for the neighborhood, but this would still require a board. Most management jobs are being assisted by current accounting firm.
5. Committee Reports:
 - a. Drainage:
 - i. Recent projects include ditch on Lord Granville, Ditch 1A, English Turn, Cleanup of Reserve Green ditching.
 - ii. Residents reminded to not place leaves in ditches and help keep ditches functioning by removing plant growth in ditches that can slow flow.
 - b. ACC:
 - i. See attached report for approved project list
 - ii. This is a major role in our community. We need Volunteers to help with driving around looking for violations, if a neighbor sees a violation, please contact chair to report.
 - c. Boat Storage: Chair - Not Present

- i. Cameras have been updated.
 - ii. Remember lot is split between both sides of Brandywine. Please contact chair to be added to waitlist.
 - d. Gates/Cameras:
 - i. All gates working currently.
 - ii. LED cameras in place both gates, much better picture quality.
 - iii. Remember to test your gate clicker when going through the gate, even when gate is open there will be a ding. For troubleshooting try clicker at both gates if it does not work at either the battery is likely needing to be replaced. A new battery can be purchased at Walmart or Batteries Plus will replace the battery.
 - e. Beautification: New chairs in place that are open to suggestions.
 - f. Recreational Area:
 - i. Mulch, 78 bags, were placed.
 - ii. Contact chair if you desire to use park for an occasion so that he can schedule and reserve the area.
 - g. Welcome Committee:
 - i. Welcome packets have been updated for new residents.
 - ii. Reminder if you move within the neighborhood, please update address with chair to ensure that device does not get deactivated/deleted.
 - iii. Andy Haines is contact point for data base management if you need to update contact information.
 - h. Street Representatives: Working on updating contact list
 - i. New rep needed for Cedarwood (Scott Carpenter volunteers)
 - ii. New rep needed for Brandywine Boulevard (Sandy Bell volunteers)
 - iii. New rep needed for Oakmont Dr. (Paige Ferrin volunteers)
 - iv. New rep needed for Sleepycourt (Jeff Davis volunteers)
- 6. Additional Business: Carolina Water Discussion (See attached)
- 7. Adjourn: Meeting adjourned at 1850 by President, second by Secretary.