

BRANDYWINE OWNERS ASSOCIATION ANNUAL MEETING MINUTES

Date: May 17, 2026

Time: 6:30 PM

Location: 19th Hole, Brandywine Bay Golf Club

Board Members Present:

- Lisa Pharo, President
- Patsy Fulcher, Vice President
- Mike Pulley, Treasurer
- Scott Mason, Director At Large

CALL TO ORDER

President Lisa Pharo called the meeting to order at 6:30 PM.

SECRETARY'S REPORT

The minutes from the April 21, 2026 Board Meeting were previously approved by Board Members and posted on the BOA Website.

TREASURER'S REPORT

Treasurer Mike Pulley presented the Association's financial report.

Highlights:

- Total Liabilities and Equity: \$1,083,514.37

PRESENTATION OF 2026–2027 BUDGET

The Board approved 2026–2027 budget was presented to the membership.

ELECTION RESULTS AND INTRODUCTION OF NEW BOARD MEMBERS WERE INTRODUCED:

Jennifer Figueredo

Ernie Brame

OLD BUSINESS

Recognition and appreciation were extended to committee members and Board members for their continued service to the community.

NEW BUSINESS

Annexation Survey

Survey results were presented and discussed.

Key points:

- Out of 638 households, 353 responses were received, reflecting a 55% participation rate. The results are as follows:

- 17% in favor of annexation
- 79% not in favor of annexation
- 4% no opinion

●When combined with survey results from Brandywine Bay Association (sound side), the data (with 57% participation) reflects:

- 13.5% in favor of annexation
- 83.3% not in favor of annexation
- 3.2% no opinion

The BOA Board shared survey results (via email) with Mayor Stiles, MHC Council members and Daniel Williams (4-8-26).

Meeting with MHC Officials (5-13-26) to discuss annexation. Meeting concluded with mutual understanding that: Morehead City is not pursuing annexation independently. If annexation is ever explored further, Brandywine Bay residents would need to lead the process.

COMMITTEE REPORTS

Architectural Control Committee (ACC): Concerns expressed regarding enforcement of covenants, specially boats and boat trailers. Enforcement is ongoing.

Beautification: Seasonal flowers to be planted at both gates and expect “hard scapes” by speed bumps to be spruced up.

Storage Yard: Pavement updates and potential gate improvements.

Gates and Cameras: All Gates are in great working condition. Reminder to homeowners to periodically check gate clicker batteries if not working properly.

Drainage: Updates provided

Holiday: Nothing to report

Recreation Area: Lots of wonderful equipment updates at our park.

Welcome Committee: Updates provided

Facebook: Nothing to report

RESIDENTS QUESTION & ANSWER, BOARD MEMBERS WILL ADDRESS AT NEXT SCHEDULED MEETING:

1.Concerns expressed regarding clearing /build up area to assist walkers in vicinity of Lord Granville Drive and Cedarwood Village

2.Concerns expressed regarding privacy fence installation between the backside of Cedarwood Village and Lord Granville Drive

NEXT BOARD MEETING

The next Board meeting will be held:

Date: 6-18-2026

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 PM.

Note: The current and incoming Board members convened in a closed session “Special Meeting” immediately following the Annual Meeting.