

BOA Community Board Meeting

Monday, November 13, 2023

5:30 pm at the K Club

1. Call to Order: The meeting was called to order by President at 17:32, second by Treasurer. Board members present were President-Scott Mason, Treasurer-Mike Pulley, Secretary-Lisa Pharo and Director at Large-Jennifer Figueredo.
2. Secretary Report: Minutes from the September Board Meeting were approved via email prior to today's meeting and posted on the BOA Website.
3. Treasurer Report: Account balances presented. As of 11/1/2023, Total balance: \$921,978.93.
4. Old Business:
  - a. Dues: All Homeowner's Dues have been collected for 2023.
  - b. CWS Construction Project:
    - i. New sewer facility is ongoing.
    - ii. Sludge trucks will continue to access our roads.
    - iii. CWS will use Horton Drive for medium-large trucks.
    - iv. Road improvement project in this area approximate completion date: late 2024.
  - c. Speed Bumps: Repairs and markings re-painted by Ken Randolph.
  - d. Front Entry Pillars: Lights just inside the front gate have been re-attached.
  - e. Disaster Relief Fund has been increased to better accommodate the expense incurred in the event of a natural disaster. This increase was approved during the September 2023 Board Meeting.
5. New Business:
  - a. Brandywine Blvd. paving projects:
    - i. Short-term project-ABC, sod and seed to preserve road shoulders.
    - ii. Long-term project-Brandywine Blvd. resurfacing.
  - b. Email List and Directory Updates:
    - i. Contact information (street address and email address) are being updated.
    - ii. If you are not receiving Brandywine Constant Contact email notifications or if you need to update your directory information, please contact Jennifer Figueredo. Her email information: [hyper42677@gmail.com](mailto:hyper42677@gmail.com)
6. Committees Reports:
  - a. ACC: Pat Tyson, committee chair, reported:
    - i. There is 1 house out of compliance currently and he is working with the homeowner.
    - ii. Reminder regarding yard signs as they may pertain to political elections. No more than 1 (24" x 24") sign allowed. It may be placed in your yard up to 2 weeks prior to and 1 week following the event.
  - b. Beautification:
    - i. Fall flowers have been planted at both entrances.
    - ii. Garner's Landscaping has repaired the sprinklers.

- iii. Garner's Landscaping will complete the speed bump stone project on Lord Granville Drive.
  - c. Boat Yard: No Report
  - d. Cameras: Ted Beszterczei, committee chair, reported repairs are being made to the Hwy. 24 pedestal to improve visibility at night.
  - e. Christmas: Christmas lights and decorations will be put out on Saturday 11/25/2023. Notify Amy Schulte if you are interested in helping.
  - f. Drainage: Scott Carpenter, committee chair, reminds homeowners to keep leaves out of ditches.
  - g. Facebook: No Report
  - h. Neighborhood Reps: addresses and contact information are being updated.
  - i. Recreation Area: No Report
  - j. Welcome and New Gate Devices: No Report
7. Homeowners Input:
- a. Nick V discussed concerns with CWS. He reminds homeowners to file reports with CWS with complaints as the board does not have a contract with CWS. It is resident controlled. Please contact Nick Viglianese if you are interested in receiving information regarding CWS.
  - b. Smoke B discussed concerns with CWS. He and Nick V will work together to assist homeowners with CWS concerns.
  - c. Steve reported that there is a sinkhole at 412 Oakmont. Scott Carpenter will address this concern.
8. Next Board Meeting scheduled for \_\_\_\_\_.
9. Motion to Adjourn Meeting: by Mike Pulley, Treasurer, and second by Lisa Pharo, Secretary, at 18:45.