

BRANDYWINE OWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date: Thursday, June 18, 2026

Time: 5:30 PM

Location: 804 Lord Granville Drive

Members present: Lisa Pharo, president, Patsy Fulcher, vice president, Mike Pulley, treasurer, Ernie Brame Director and Jennifer Figueredo, secretary.

1. Call to Order

The meeting was called to order at 5:30 PM.

2. Secretary's Report

The Board reviewed the minutes from the Annual Meeting held May 17, 2026. The minutes were approved by the Board and authorized for posting to the Brandywine Owners Association website.

3. Treasurer's Report

The Treasurer provided an update on the Association's finances. Bank account balances as of June 18, 2026, totaled \$1,043,863.49.

4. Unfinished Business

A. Annual Dues Collection

The Board reviewed the updated list of unpaid 2026–2027 annual dues. Six homeowners currently have unpaid annual dues. The Board discussed follow-up and collection efforts.

B. Storage Yard Committee Update and Project Proposal

The Board received an update from the Storage Yard Committee regarding the proposed project to enhance safety and ease entrance and exit at the storage yard. The project was approved by the Board members.

C. Park Committee Update

The Board met with the Park Committee Chair and discussed recent additions to the park as well as ideas for future improvements and additions.

D. Drainage Committee Update

The Board discussed the Drainage Committee and met with Brian Scialabba to discuss potential leadership and duties. The Board voted to appoint Brian as the new BOA Drainage Chair.

E. Architectural Control Committee (ACC)

The Board discussed the Architectural Control Committee. Ernie will reach out to Mr. Brown for updates and further discussion.

5. Legal and Regulatory Updates

A. The Board was informed that a claim has been filed with the Association's insurance company regarding a property-related matter. Claim representative information was shared with the Board.

B. NCUC / Carolina Water Service of North Carolina (CWSNC)

The Board discussed the current status. The Association is still awaiting additional information.

C. NCDOT

The Board discussed the upcoming meeting regarding ongoing traffic safety concerns. Lisa, Ernie and Patsy plan to attend.

6. New Business

A. Homeowner Requests

The Board discussed homeowner requests and comments presented at the Annual Meeting on May 17, 2026.

B. Attorney Consultation

The Board discussed the upcoming meeting with Mr. Wes Collins of Harrell & Collins, P.A. Lisa and Ernie plan to attend the meeting to address concerns regarding unpaid annual dues, covenants and the Dedicated Agreement.

C. Landscaping Contract

The Board discussed Mike Dolph's landscaping contract. Lisa will update the contract and send it to the Board members for review and approval.

7. Schedule Next Board Meeting

The next scheduled Board meeting is to be announced.

8. Adjournment

There being no further business, the meeting was adjourned.

Minutes submitted by Lisa Pharo