

Brandy Mill HOA
Board Meeting Minutes
March 12, 2024
Library

CALL TO ORDER: President, A. Bencini

ROLL CALL: Present by phone Alan R, In person Board members Tony B and Kathryn L.

Community members: Merlin, Judy, Roberta and Kevin N

APPROVAL OF THE MINUTES: Meeting from January 30th, 2024 – Motion by Kathryn Lansdowne 2nd by Alan Rosenbaum, all approved : Motion carried

OPEN FORUM

Active for 30 minutes

TOPIC ITEMS AS WRITTEN:

FINANCES

1. Financial Report Update - K. Lansdowne- Truist bank- 2 active board members with access to sign checks and deposit (president and vice president)
2. Dues letter mailed out: ¾ of al dues have been paid at this time. Community members have till end of March before and follow up dues statement/ post cards to be mailed out. Working to update mailing addresses as many mailing addresses from previous board information were incorrect. All dues so far have been deposited in primary account- Will determine at next meeting how much to move into savings.
3. Have Taxes been paid for this year. – Per bank statement in November taxes have been paid.

COMMITTEE REPORT

None for this year as of yet.

FINISHED BUSINESS

1. Dues letter has been mailed out, for 2024.
2. 430 Brandy Mill Blvd. Violation has been corrected.
3. Discussed multiple offences currently noted with in community. Discussed need for a follow up plan on community that does not follow thru on resolving issues. Merlin to assist with sending out next wave of violations.

UNFINISHED BUSINESS

1. Damage to front feature, update- damaged sign has been removed- Check written to pay 2,500 for clean up. Discussed plan for rebuild- All board members agree no new sign to be constructed. Land where damaged sign removed was not owned by HOA and therefore building permit on this land is not attainable.
2. Lawn care bids presented by Kevin N.- 4 landscaping bids 2 high bids around 9 thousand a year. 2 lower bids around 5 thousand a year. Reviewed insurances and contract. Discussed need for no contract and that price would be adjusted if property re evaluated and lower amount of grass mowing and landscaping required. Kevin will follow back up with 2 providers to look further into contracts and adjustment. Will follow back up with President and Vice president to make final decision.

(Discussed county maintenance of trees overhanging roads, as well as street lights being county maintained- Kathryn recently had 2 lights changed- replaced with LED)

3. Lamp posts in community – rental equipment from county. Call County for any street issues, sink holes, drainage complications on street, light poles. Community replacement of lights on community signs.

4. New Volunteers – Kevin N- New Volunteer to assist with landscaping bids, follow up on any county documentation needs and help with ARC committee.

5. New appointed Board members: Merlin and Roberta - Voted in by current 3 board unanimous

NEW BUSINESS

New accident to second feature – Another insurance claim related crash into 2nd sign. Very early in process. Will update at next meeting.

Your Fiduciary Responsibilities

No matter what your position every board member has a fiduciary duty to act in the best interest of the association as a whole. You must exercise sound business judgment, respect the confidentiality of board deliberations and decisions, and avoid real and perceived conflicts of interest. In short, you must execute your responsibilities in good faith, with good judgment, without conflict, and by always putting the association's interest above your own.

Attorney Contract: Discussed that we are unclear on any contract with previous attorney is known. Lack of phone calls from attorney office. Multiple attempts made to contact. Board looking for new attorney.

Discussed Wix Page and need for a community website that is more accessible for open communication with community and open forum for communication. Unable to use 2 current face book pages and current Wix site is not functioning. Merlin with a base website developed reviewed with current board members and 2 community members at meeting. Total agreement of benefit of new site. Merlin to continue to develop and set up.

All current and new board members assigned duties to follow up on before next meeting. Next meeting planned for week of April 21st. Location and time to be determined and discussed prior to next meeting.

Motion to adjourn. 2nd by Kathryn Lansdowne.