

BrandyMill HOA- Board Meeting Minutes

July 22nd, 2025

Socastee Library 530 pm

Call to order: President Bencini 5:31 p.m.

Roll Call: Present Allen, Merlin, Kat and Toni- Roberta not present for this meeting.

Approval of Minutes request: Reviewed minutes from HOA email. Determined missing information per others notes, revision requested to be made by Kat, will update and resubmit to HOA email.

Finances:

Financial report provided by K. Lansdowne- No further delinquent HOA dues have been collected. Continue to be 12 delinquent for 2025 and 12 delinquent for 2024 and 2025.

Reminders have been sent with no further collection made. Final notice sent- list of delinquent dues will be provided to attorney.

Discussed previous boards budget request for 2024 went from 9,000 to 17,000. New expense of 7,000 added for maintenance unknown origin, 900 dollars for uncollected dues, 300 for bank returns, attorney fee of 4,000, 100 for police to attend yearly meeting, all others appear in line for postage, bank fees, po box, insurance and meeting rooms. Operating expense expected to go from 29,500 to 40,000. This board did not use this budget and found this budget to be unnecessary and excessive and was able to lower all expenses for the year of 2024.

Committee report:

1 ARC request pending- 101 Loggers Run Gazebo- Approved and signed off by Kat and Tony

Finished Business:

Electrical repairs have been completed to front entrances and Sparky's has been paid.

Unfinished Business:

-DOT intention to put up concrete barrier down the center of 707 which will restrict the ability to turn left out of the entrance by the circle K. It was the decision made by the county instead of putting in a light due to the high number of accidents in this area per DOT worker who spoke with Kat HOA vice president while getting photos and measurements.

- Violations- 2 above ground pools have been removed, vehicle off jack stands in driveway, Red trailer removed, boat also removed. Continued issue with parking on grass, few trailers, box truck, signage and a variety of other violations continue in progress. Reminder letters sent out in end of June and those who have not complied have will be sent their 2nd fine letter.

-Board minutes not to disclose names of people in violation.

-Review of homeowners on deed - In order to be on board you must be named on deed.

-Unpaid dues list will now be given to attorney and fines will be added for lack of payment.

Again, the purpose of fines and violations is to ensure upkeep of our community and upholding community standards. Communication is key, if a community member has a

issue please address it with the board so we can work thru it and apply a temporary concession if applicable. Fees from violations will be ear marked for the continued beautification of the community.

Next meeting discussed for date: August 26th at 530 at Socastee Library chosen.

There will be a concerned community member coming to next meeting.

End of meeting 6:12 pm- Meeting closed- all in agreement.