



Brandy Mill HOA Annual Budget Meeting
Thursday, November 5th, 2020
Brandy Mill Common Areas/Tennis Court/Pool
7:10PM ET – 7:51PM ET

In attendance were Brian Kimmel (Pres), Jeri Craig (Treas), Matthew Corsello (Sec) and Jacob Green (MAL).
Absent was Craig Hansen (Vice-Pres).

Meeting was called to order at 7:10 PM ET

President Brian Kimmel provided introductions of the Board.

The November 2019 Annual meeting minutes were read and accepted.

Treasurers Report:

- Jeri Craig advises that balance with reserve is \$155,000
- Outstanding dues owed is \$49,000
- \$120k in general (dues) income budgeted for 2021 (no dues increase this year)
- \$13k in pool (memberships) income budgeted for 2021
- 2021 additional expenses/budgeted items:
 - o Additional sand for playground area
 - o Bark for Boulevard ground cover + 1-time border expense
- Payment plans will remain unchanged for 2021 (prior approval req'd, must be paid in full by 7/1)

ARC:

- No updates.

Welcome Committee:

- Welcome Committee chair vacant; Matt will contact 2 new volunteers

Pool Committee:

- No updates

Website:

- Joey Waxter has moved out of neighborhood; need to get domain/website out of Joey's name
- Investigate issues related to HOA email address/emails not being received

HOA Line:

- No updates

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Community Standards:

- Many homes still need pressure washing. The HOA has made a pressure washer available for residents to reserve and use.
- Garbage cans visible from street for several residences.
- Dead tree on inbound side of boulevard just before Meadows on right needs removed.

New Business/Open Floor:

- The Board has received a request to replace a [now non-existent] fence that previously existed around the retention pond on the west side of Wainwright Manor.
- Brian/Jeri will work with Owen's regarding dead trees/branches/plants on Boulevard
- HOA Board meetings will be held via Zoom (or other electronic means) over the winter
- The Board will expect concise, written reports from each committee going forward (as/if required); reports will be submitted only at monthly Board meetings after which the Board will review and respond at the next Board meeting.
- Richard Lazik is reviewing options for the replacement of pool/common area security cameras and access control system (cost-saving/efficiency initiative).
- Pool is in need of deep cleaning/tile repairs/concrete repair during the off-season.

Nominations and election of new Board members

- 3 members are up for re-election (Craig Hansen, Matt Corsello and Jacob Green)
- Nominations from the floor:
 - o Jacob Green
 - o Richard Lazik
 - o Carmine Ginocchio
- A vote was held, and all nominees were elected to fill Board vacancies:
 - o Jacob Green 16 for 0 against
 - o Carmine Ginocchio 20 for 1 against
 - o Richard Lazik 22 for 0 against

Meeting adjourned at 7:51 PM ET

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