



**Brandy Mill HOA Annual Budget Meeting**  
**Thursday, November 7<sup>th</sup>, 2019**  
**Dorchester County Career Center**  
**7:12PM ET – 8:11PM ET**

Board members in attendance were Andrew White (President), Craig Hansen (Vice-President) Jeri Craig (Treasurer), Matthew Corsello (Secretary), 1 committee chairs and approximately 30 community members.

President Andrew White called the meeting to order at 7:12PM.  
HOA Board Members were introduced.  
Secretary Matthew Corsello presented the 2018 annual meeting minutes.

**Treasurers Report:**

- \$119,000 in income (including 81 pool memberships) (see budget report for details)
- \$103,000 in expenses (see budget report for details)
- Current balance is \$118,000
- Expect increase in dues for 2021

**Pool Committee Report:**

- Pool closed October 1<sup>st</sup> and effectively broke even
- 81 memberships purchased; only 3 parties booked (down from 2018)
- Off-season repairs needed; new sand for filter \$770 and general maintenance ~\$1,200 (req'd, already approved by board)
- A discussion was had regarding the lack of usage of the tennis courts and possible repurposing in the future

**ARC Report:**

- Andrew White will likely be replacing Jerry Ball as ARC chair
- Reminder that ARC requests can be submitted via the website

**Welcome Committee:**

- Janice McClister (Welcome Committee Chair) asked residents for help identifying new owners/renters to be welcomed
- Several new owners have been identified over the past few weeks

**Community Standards:**

- No household items are to be placed in common area pickup zone (appliances, mattresses, trash)
- Old fencing, branches, etc \*CAN\* be placed in common area pickup zone
- Town picks up bulk items in Brandy Mill on every 3<sup>rd</sup> Wednesday of the month
- No new/additional requests have been received for metal roofs; discussion tabled



**New Business/Open Floor:**

- Discussions were had regarding the following items:
  - o Number of renters vs homeowners has actually decreased over the past 24 months
  - o Properties with delinquent HOA dues (22 total, 8 significantly)
  - o Street parking
  - o Mailboxes being damaged; mailboxes are owned by homeowners and are not HOA responsibility

A point of discussion was the desperate need for additional volunteers to help run the community. This includes serving on the HOA Board, chairing and assisting with various committees, etc. If a sufficient number of volunteers cannot be secured in the coming months, the HOA Board will be investigating actions that would include, but not be limited to, turning the HOA over to a property management agency. This would likely increase annual HOA dues (and the frequency of violation letters/fines) significantly.

**New Board Member Elections:**

- Outgoing board members: Andrew White and Jeri Craig
- 2 board positions are up for renewal
- 2 persons were nominated and each ran unopposed (Jeri Craig and Brian Kimmel)
- 2 nominees were voted and unanimously approved to fill the vacancies

Meeting was adjourned at 8:11PM ET.

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