



Brandy Mill HOA Board Meeting

Monday, February, 15th, 2021

Meeting conducted at the pool, as well as via Zoom to accommodate COVID-19 pandemic safety precautions

7:17 PM ET – 8:29 PM ET

In attendance were: Brian Kimmel (President), Richard Lazik (Vice President), Jeri Craig (Treasurer), Jacob Green (Secretary), Carmine Ginocchio (Member-at-large)

Meeting was called to order at 7:17 PM ET

The January 2021 meeting minutes were read, reviewed for accuracy and accepted.

ARC:

- Nothing to report regarding ARC

Welcome Committee:

- No Welcome Committee members were present
- A nomination for Chairperson of the Welcome Committee was given
- More volunteers for the Welcome Committee are needed
- All residents are encouraged to warmly welcome neighbors

Pool Committee:

- No Pool Committee members were present
- The following regarding security at the pool were discussed
 - o Upgrading current security lights as well as adding additional security lights around the back side of the pool fence as well as the picnic area
 - A volunteer will perform the work at cost

Website:

- Webmaster was present
- Brandy Mill.org is up to date
- Gaining access to the Brandy Mill email account is in progress
- Establishing a web portal for online payments is in progress
- A proposal was made to move the Brandy Mill.org domain to a new webhost
- A proposal was made to establish an HOA-owned debit account for billing purposes
- A proposal was made to establish a database for tracking of homes with violations

HOA Line:

- HOA line administrator Pam was present
- There were several calls/voicemails regarding HOA due payments

Treasurer:



- Jeri Craig was present
- Bank balance with reserve: \$182,820
- Accounts receivable: \$98,059
- An amount of \$950 was paid for tree service in January
- 11 letters have been issued to residents for violations

Community Standards:

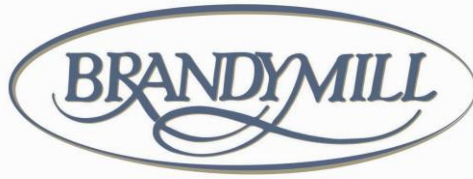
- Letters will continue to be sent to violators of community covenants and/or by-laws
- A list of residents who owe >\$1000 will be generated for adjudication
- At least two of the old fences along Brandy Mill Blvd. need to be replaced
- A vote will be held to absolve the HOA of responsibility to erect/replace fencing on any residents' property that is not along Brandy Mill Blvd.
 - o To include fencing along drainage ditches and ponds
 - o In other words, the HOA will be only responsible to replace fencing that is along Brandy Mill Blvd.
 - o The reason for this change is:
 - To save HOA costs
 - To further ensure that HOA dues are being applied to goods/services that affect the whole community vice a select few residents

New Business/Open Floor:

- The following issue was discussed regarding communication with HOA board members:
 - o Residents shall not approach HOA board members to discuss community business in public or at their homes.
 - o Discussions with HOA board members regarding community business shall only be conducted via e-mail, or at HOA meetings.
- The following regarding HOA board meeting locations were discussed:
 - o For the foreseeable future, HOA meetings will only take place at the Brandy Mill pool, or via Zoom
 - Having the meeting in an open space or in a virtual space minimizes the risk of spreading COVID
 - Prevents the community from having to pay a company to host our meetings
- The following regarding Brandy Mill recreational areas was discussed:
 - o A new swing set has arrived for the Brandy Mill playground
 - Community support is welcome for installation of the swing set
 - o The Brandy Mill playground needs additional sand
 - Quotes for sand delivery need to be evaluated
 - o Interest in adding an additional basketball goal to the basketball court

The March meeting will be held on March 15th at the Brandy Mill pool/Zoom

Meeting was adjourned at 8:29 PM ET



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