

JANUARY 2008 BOA MEETING

Pro Shop 7:00

January 31, 2008

Members Present: Ann Toohey, Bill Horton, Jerry Barnes
George Haskins - excused (in Iraq) Lynn Hollowell - excused (out of town due to illness)
Beverly Funke filled in as secretary and took the minutes.

CALL TO ORDER AND ANNOUNCEMENTS:

Ann called meeting to order:

1. Sign up sheet for members present at meetings.
2. Sign up sheet for persons wishing to speak during Floor Comments.
3. The Board met with the Presidents of the sub-divisions concerning the street lighting bills on January 28, 2008. Neil Whitford and staff suggested a formula for a fair solution for everyone. The Presidents will take the formula back to their residents for a vote. A letter from the Board to follow with the details. A final decision should be reached before next BOA meeting.
4. Cedarwood paving of streets to begin on February 1, 2008.
5. Because there are sufficient monies in the Restricted Natural Disaster Fund, the Board voted to amend the budget to transfer \$5000 from that fund to the Restricted Road Fund.
6. Bill Horton gave a report on the proposed development of Point Royal. Mr. Gene McClung, Mr. Eugene Gurganus and Mr. Mark Mansfield plan to build 48 multiple family dwellings on this land bordering on McCabe Road, the Brandywine Country Club and part of Highway 70. The Board and our lawyer, Neil Whitford, met with the developers after the initial Point Royal rezoning presentation to the Morehead City Planning Board was postponed. Another presentation is scheduled to be made by Golf and Shores to the Planning Board meeting on February 19, 2008 at 5:30 p.m. Brandywine residents are urged to attend this meeting. Bill Horton displayed maps that showed the parcels of land being considered and also a pond on the golf course. Pam Horton did a wonderful job in putting together the maps. Thanks Pam. There was discussion on the quality of Townhouses, the drainage problems, and the aesthetics for Brandywine homeowners affected by these changes among other concerns.
7. The four major concerns are: 1. How the development will affect Brandywine resident's land value. 2. Flooding due to drainage problems. 3. Break of Trust and Faith between Golf and Shores and Brandywine homeowners. 4. The one piece being considered for the development that belongs to the Golf Course cannot be changed.
8. Ann Toohey thanked Bill Horton was all his time and effort in researching the facts in this matter.

SECRETARY'S MINUTES - Lynn Hollowell

Jerry Barnes made the motion that the minutes be approved and Bill Horton seconded the motion. Minutes were approved.

Treasurer's Report - Bill Horton

December 31, 2007

Total Current Assets:	\$461,346.01
Total Current Liabilities:	000.00
Total Equity	\$461,346.01

Bill reported that eight homeowners have not paid their dues. Liens have been placed on three of these properties, five are forth coming.

COMMITTEE REPORTS - Jerry Barnes, coordinator

ACC REPORT - George Dunn

409 Oakmont Dr. received permission to build a deck.

907 Lord Granville Dr. received permission to enclose a deck

911 Lord Granville Dr. received permission to install a new front door and add a sunroom.

105 Oakmont Court may take down two trees - do not need to be replaced.

DRAINAGE - Gordon Wall

No Report - all is calm

BEAUTIFICATION - George Haskins

No Report

BOAT YARD - Jerry Garner

BOA side is full. 26 on waiting list.

GATES AND CAMERAS - Paul Stekas

H & H repaired lighting at the front gate. There was a break in the lines.

Jerry Barnes will talk to Paul about the timer on the gate.

STREET REPRESENTATIVES - Carolyn Ryals and Wendy Stoke

A list is being compiled of all emails for Brandywine residents for emergencies.

Wendy is asking residents to provide their email addresses for her.

These email addresses will also be used to notify resident of special meetings and cancellations. These will only be used for fast communications.

Who are the street reps for Spruce Drive and Wisteria Circle?

CHRISTMAS TREE LIGHTING - Amy Haskins

Checking on the breakers on Highway 24

OLD BUSINESS

Reported in announcements

NEW BUSINESS

Sgt. Aaron Beck from NC Highway Patrol will attend the February 28, 2008 meeting to explain the law enacted in January 2007 and how it affects us as homeowners and our roads in Brandywine.

FLOOR COMMENTS;

1. Mr. Michaelis brought up the zoning issue and what ability do we have to exert pressure to make them notice us? What about talking with State Representative, Jean Preston.? He says we should check the covenant for answers.
2. B. J. Ellyson brought up the fact that our road signs need cleaning and repairing. A man did offer to take care of this, but wants to be paid. The Community Watch sign needs to be replaced.
3. Jackie Maucher wanted to know when the road would be fixed. The BOA was not notified.
4. Gordon Wall reported that Scott King and he worked closely in keeping a check on changes in the lakes and ponds. Question was asked by John Harker.
5. Frank St. Mark reported that the road will be done at Village Green
6. Jackie Maucher expressed that she felt that the county should participate in dealing with the drainage issues since it is not just Brandywine's water.
7. The question was asked what other choices Mr. McClung had to develop the Point Royal property
8. B. J. Ellyson suggests that we have a constant committee to monitor the land around Brandywine and what is being done where. Do we need a full time land monitor? There was a positive reaction to this suggestion.
9. Tom Zimmerman says that they are still cleaning pipes and that it is not a quick fix and he would like for residents to understand this.
10. Many thanks to all the people that helped with informing the residents of the rezoning of Point Royal.

Ann adjourned the meeting.