

JULY 2007 BOA MEETING
July 26, 2007
Brandywine Pro Shop

MEMBERS PRESENT

George Haskins, Bill Horton, Jerry Barnes, Lynn Hollowell

ANNOUNCEMENTS:

George Haskins called the meeting to order.

1. George reported that the Board had approved the revised budget for 2007/2008.

SECRETARY'S REPORT;

The minutes from the June 2007 meeting were approved. Bill Horton made a motion to accept and Jerry Barnes seconded the motion.

TREASURER'S REPORT:

Bill Horton

1. Bill presented the Federal Tax Return for the fiscal year ending April30, 2007 which was prepared by McGladrey Pullen, CPA's. The net income for the year was \$72,042 with no tax due because of a tax loss carried forward. Bill mentioned that McGladrey believed that we may be in a taxable position in fiscal 2009. We would work toward minimizing the impact of such an event.
 - a. Bill presented the Treasurer's Report. See attachment. Jerry Barnes moved that the report be accepted and George Haskins seconded the motion. The report was accepted.

Statement of Assets, Liabilities and Member's Equity as of June 30,2007

Current Assets

Total Escrow Deposit Accounts	4,150
Total General Accounts	213,532
Natural Disaster Fund	31,363
Phone Directory Account	3,103
Restricted Road Funds	204,181
Accounts Receivable	520
Other Current Assets	39,574
Total Current Assets	496,423
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**Liabilities and
Equity**

Current Liabilities	4,700
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Total Liabilities	4,700
Equity	
Fund Balance	60,647
Natural Disaster Fund	20,246
Restricted Road Fund	177,097
Revenue over Expenditures	67,912
Net Income	165,821
Total Liabilities and Equity	496,423

COMMITTEE REPORTS;

Jerry Barnes, Chairman

ARCHITECTURAL CONTROL:

Gary Stakes, Chairman,
George Dunn, Steve Kirwan, Sandy Kunkle

See attachment

MOSQUITO CONTROL:

Lee Hayes

1. Lee reported that there had been many calls concerning the mosquito problem.
2. The county sprayed on Thursday.
3. Phil Tankard had sprayed most of Brandywine during the week.
4. Lee ask that Brandywine residents please report to her the date that they observed Phil spraying their street. Please leave a message as to date and time on answering machine if she was not at home.
5. She reported that she had been putting mosquito do-nuts in the ponds and standing water.
6. The do-nuts should be put in water that has been standing seven to ten days and about every 30 days.
7. Lee also requested that residents empty all containers that have standing water, such as, flower pots that are around their homes.
8. Tom Zimmerman would like for the Board to contact Carolina Water Company concerning the lagoon behind Carefree Lane. The lagoon is private property belonging to the water company, we are not allowed on the property. It is a mosquito breeding ground.
9. Standing water was reported around 104 Beechwood Drive. Lee will follow up on that report and any other complaint received.

DRAINAGE:

Gordon Wall

1. The corners of Fairway Drive and Lord Granville Drive have been covered with sod. See

the attached copy of the bill. Final cost was \$620. The bill will be divided between Beautification and Drainage.

2. Tom Zimmerman reported that the camera for viewing through the drainage pipes has not arrived yet. He will notify the Board and Scott King when he is advised as to the time when they are due to arrive.

BEAUTIFICATION:

George Haskins

1. The 80 feet of split rail fence on Highway 24 was completed by Eugene Johnson at a cost of \$800. George Haskins helped with the post for correct positioning.

2. The entry to Cedarwood required some plant trimming.

3. George is getting estimates for repairs on the sprinkler system at the Highway 24 and 70 entrances.

BOAT YARD:

Mike Tyndall

No Report See attached copy of the financial report on the Boat Yard.

GATES AND CAMERAS:

C. B. Chappell

1. The lights on the 70 sign are not working properly. Jerry Barnes and George Haskins are looking into the problem and believe we may need a professional.

2. Tom Zimmerman offered to help as he has experience in that area.

3. Vennie Moreno said that Johnny Miller would know the name of the electrician that installed the ground fault and that maybe the Board needed to contact him again.

STREET REPRESENTATIVES:

Carolyn Ryals and Wendy Stoke

No Report

OLD BUSINESS:

1. The Board is expecting an estimate from S. T. Wooten in a couple of weeks for the repairs to Cedarwood's road and Village Green.

2. The bill from Bill Styron concerning the repair cost on his irrigation system was settled for \$320.

3. Jerry Barnes and Bill Horton met with Dennis Marquardt about the subdivision street lighting. Mr. Marquardt wants to study the covenants for all the subdivision. The question of cost was asked if we assumed the responsibility. Bill Horton replied, \$1500. It was suggested that we get another lawyer's opinion.

4. Bill Mason presented his explanation on the issue of tree cutting on his property. He would like a letter from the Board excoriating him of charges. George Haskins reported the matter was being studied.

NEW BUSINESS:

1. Earl Ullman agreed with the new policy on floor comments. That all comments are to be held until the end of the meeting. He also wanted to know if the covenant was being enforced. Amy Haskins replied that it was, but needed to be handled by due process.

2. Brandywine is responsible for cleaning out the ditches. Members can call Gordon Wall or a Board member for help.

3. Hammock Place pays for their ditch cleaning.

4. Ed Easter asked Amy Haskins about the "Open House" signs. She tries to inform homeowners and real estate agents to remove them. If the signs remain, she takes them up and Board members can also help.

5. Joe Quinones brought up the question of the vote that was taken in 2005 revising the covenant. He asked the Board to look into this matter or he would take legal action. His concerns will be addressed by the Board.

6. Bob Michaelis suggested we get another lawyer's opinion about the subdivision lights.

7. Bill Mason wanted to know why the \$75 fee and the \$500 retainer fee for improvements were necessary. George Haskins promised to look into these matters.

George adjourned the meeting.