

May 2007 BOA MINUTES Annual Meeting  
DATE and TIME  
May 20th, 2007 3:00pm

**LOCATION:**

Carteret Craven EMC

**MEMBERS PRESENT:**

Ann Toohey, Joe Arnoult, Jerry Barnes, Beverly Funke and George Haskins

**ANNOUNCEMENTS:**

Ann Toohey called the meeting to order.

A) Mike Tyndall is our Boatyard representative and he reported that negotiations between the BOA and the BBA are going smoothly. The Boat yard will be divided into large, medium and small spaces. The BOA and the BBA will get equal distribution for the large, medium and small spaces. Each side will have the same capabilities for storage. Each side will handle the collection of the dues. The dues will be \$10.00 since extra money was collected for improvements last year. Mike Tyndall did ask for a volunteer to replace him. He has been donating his time for three years. Mike has done an excellent job!

B) Mr. Chappell had requested that the DSL phone service be used for the cameras at each gate. This would provide a monitor in a home that would connect to the gate. The Board felt that it would be more cost efficient to install a phone at Doris Ulmann's house where she could relay the time frame of the damage. David Lessener will be assisting Mr. Chappell. Thank you for your time with the gates and cameras.

C) The DSL service was installed by mistake at the 24 Gate. The mistake was made by Embark. Joe Arnoult checked on this and we now have a refund of \$99.00.

**SECRETARY'S MINUTES:**

Beverly Funke made the first motion and Joe Arnoult made the second motion to pass the Minutes as written.

**TREASURER'S REPORT:**

a) Joe Arnoult said we had a good year and about half the residents have paid their dues. There has been a change in the amount of the General Fund. It is now \$116,630.37. The Board passes the report as written.

As of April 30, 2007, Joe reports

Total Assets \$330,379.24

Liabilities \$ 5,325.00

Total Net Assets \$325,054.24

General Fund \$116,630.37

Restricted Road Fund \$177,097.01

Restricted Natural Disaster Fund \$ 31,326.86

Total NET Assets \$325,654.24

## **ARCHITECTURAL CONTROL**

This report is submitted by Gary Stakes, head of the ACC

May 2, 2007 – Approved clearing the underbrush on the lot at 103 Fairway Drive East. Bond of \$500.00 was posted.

May 2, 2007 – Notified the resident at 311 Eastchester (Ann Toohey) that the fence needed to be relocated to the rear edges of the house.

May 2, 2007 – Approved repairs to the dormers and the repainting of them the same color as the house at 201 Lord Granville (John & Jackie Maucher's residence).

May 6, 2007 – Approved the installation of vinyl cedar shakes siding (pebble stone grey) in lieu of repainting the exterior of the house as originally requested at 211 Lord Granville Dr (James & Heather Hebert's residence).

May 6, 2007 – Steve Kirwan advised the residents at 312 Lord Granville that the fence they installed is in violation of our covenants in that it is too close to the street. They were advised that they must re-locate the fence on the right side of the house to the rear corner of the house by August 1st.

May 10, 2007 – Approved the removal of three (3) dead trees from 405 Oakmont Drive (Fred Angeli's residence). Since they have numerous trees remaining in their yard and since the trees in question are dead or dying they will not be required to replace the trees.

May 16, 2007 – Approved the tree planting plan (19 trees along the perimeter of the property) at 103 Pine Circle (Bill Mason's residence). Stated that this approval does not negate the \$1000.00 fine imposed for cutting down six trees that they were told not to remove.

May 18, 2007 – Approved a 3 rail split rail fence around the rear yard at 405 Oakmont Dr (Fred & Carol Angeli's residence) subject to a property survey prior to installation and a gate on the golf course side.

## **MOSQUITO CONTROL**

No report

## **BEAUTIFICATION**

George Haskins said that the pansies on Highway 24 and 70 are now being replaced. Perennials are also being added. The gates always look nice, and we appreciate this effort.

## **CHRISTMAS LIGHTING**

All lights

## **DRAINAGE**

Gordon Wall says that the cleaning of the ditches will be an ongoing process. The Wildwood Fire Department will be coming to flush the pipes. This process is vital for proper drainage. Thank you for your time in this effort.

## **BOAT YARD**

Please consider volunteering for the position of Boatyard representative. Mike Tyndall is sending out a request for a replacement.

## **GATES AND CAMERAS**

Mr. Chappell and Mr. Lessener are now a team working on our cameras. Thanks for volunteering your time.

## **STREET REPRESENTATIVES**

Carolyn Ryalls and Wendy Stokes are our Coordinators. They are in the process of fine tuning the communication network. This is an important element for communication in our neighborhood. Please assist this team!

## **OLD BUSINESS**

a) Bill Gilbert is now helping update our Website. He has worked his magic for several other places. This will allow the Website to carry current information and also be used for emergency communication. Please visit the Website for information concerning Brandywine.

B) Scott King made a presentation to the community about the importance of Brandywine and the Golf Course working together to win the battle against flooding. He spoke of the Flood Area #7 which consists of Tree Fern, English Turn, 13th Fairway, 12th Fairway and all homes and roads in that area. Number 7 is the main artery and 80% of all the water goes through this path out to Highway 70. There were 3 control gates installed this year. These gates regulate the water height. If a storm or heavy rain is predicted Scott will lower the amount of water in the ponds so that there will be less runoff. The ponds are kept about a foot and a half lower so the water will not overflow. The ponds can hold 1.7 million gallons of water. Chad Horton provided the numbers so we could have an idea of what a large amount is presently being held. On the lake near Highway 24 the gates have rusted shut. The ditches act like veins and they must stay clear to carry the water to the holding ponds. Since the trees and underbrush have grown over the years, the veins are being choked. The worse flooding areas are Lord Granville and Brandywine intersection and the area around Cedarwood and Fairway Drive East. The size of pipes are a challenge, since there are so many varying sizes. English Turn dumps into the 11th and 12th holes and the pipes are too small to handle the drainage effectively. Some of the biggest pipes are in front of the Pro Shop which directs the flow towards Highway 70. The breaching of pipes around the 13th green and Cedarwood are continually requiring maintenance. The 13th and 14th hole area is hardly operating. The pipe running under Lord Granville near the Maucher home is going to collapse if intervention is not started. The Golf and Shore did not standardize the pipes when developing, and the smaller pipes are blocked easily with debris. There was a question of who owns the land that is to the right of the 70 gate. This area is the exit for the water to travel under Highway 70. If it is not allowed to flow without obstructions then the Highway will flood and water will back up. Some felt that if it is not the BOA's land then there should not be clearing of the area. The BOA will find a deed to the area specifically mentioned. Scott King stressed the cooperation between the BOA and the Golf Course. His presentation made it clear that working together will help control the drainage and water pooling, and that communication is what is needed to accomplish this goal. We appreciate the time taken by Scott King and the question and answer time he offered.

## **FLOOR COMMENTS**

a) The new members of the Board are Lynn Hollowell and Bill Horton. Thanks to all the candidates who ran and offered to help our community.

B) Mr. Michaelis spoke to the residents on the street lighting issue. He felt it was legal for the BOA to supply street lighting for those who are now paying. The satellites have been paying their own lighting bills. It was mentioned that the Reserve Green does not have to pay a light bill. There will be more discussion on this issue.

Respectfully submitted,

Beverly Funke, Secretary