

Brennan Estates Board Meeting
Olive B. Loss Elementary School Library
Wednesday October 11th, 2017 7 PM

Members in Attendance:	Position:	Section:
Heather Pasquariello	President	Meadows
Ernest Dempsey	Vice President	Meadows
Rose Ann Smith	Correspondence Secretary	Terrace Townhomes
Sekhar Arutla	Board Member	Southwoods
Vickie Coulter-Phillips	Board Member	Terraces Singles
Courtney Glasgow-Rinaldi	Board Member	Meadows
Zenobia Thompson	Board Member	Aurbors
Victor Santos	Board Member	Terrace
Abeer Amir	Townhomes Representative	Terrace Townhomes
Geraldine Thomas	Treasurer	????

President Pasquariello brought the meeting to order at 7:02

State Representative Earl Jaques took the floor. He noted the road deterioration in the community. Brennan Blvd to Ballina will start to be replaced. It will be done in pieces over the next couple of years.

896 is being completely redone. He noted that it will not take much longer until completion. House School Road should be completed by December.

Secretary of US Education added Olive B Loss as one of the top 100 schools in the country.

Neighborhood Resources

Neighborhood resources have taken on deed restriction violations.

Deed Restriction Committee

Top 10 Deed restrictions violations that we can keep in house

1. Trash Cans. If a notice is given, and the issue is resolved immediately, the problem can happen again the next week
2. Basketball hoops—we can keep in house.
3. Boats
4. Exterior changes to home—send letters
 - a. Everyone is replacing the roofs, and everyone is getting different colors. In the by-laws it says that ANY exterior changes must be approved by construction committee.
5. Trampolines (In house)
6. Pool (Neighborhood Resources)
7. Shutters/Siding (In house)
8. Signs (to be sent out to lawyer)
9. Recreational Vehicles will be handled first in house, then out of house, if necessary.
10. Sheds (Neighborhood Resources)

Vehicles on the street. If it is untagged and abandoned, we don't have to pay to have it removed. We send a letter to any tow company, they contact the county police to make sure it's not a stolen car. If they come in with a trailer or RV or Boats, it's up to us to deal with that.

Courtney asked if there is a car that is having work done, what can be done? President Pasquariello said she would contact the county to ask.

Cases where the fences violate Brennan Estates guidelines are to be sent to lawyer

Architectural Approval Committee

A lot of new roofs and solar panels. We should put out a letter reminding people of the community guidelines on roofs and solar panel approval process—which is simple.

A lot of storms—lots of generators wanting to be put in. Brennan residents need to get approval before having work done.

Storm Water Management

Storm water Pond Number 3 has one resident complaint. Behind Forsythia, the narrow long pond. Janice from NCC is sending the yearly inspection report. The county handles all structural issues with the pond, the community maintains them. Prior inspection on the pond in July 2017 passed.

At the meeting that most board members attended, NCC Janice noted that all ponds need a 10 foot “no-mow zone” where there are wildflowers and wild grass to maintain the integrity of the pond and Delaware wildlife.

Implementing a 10-Foot “No mow zone” and planting wild grass and wildflowers would deter the geese which would help the Ph not be so high which would help save the community money.

It was suggested that we try this with one pond to see how effective it is and decide on implementing this in other ponds after.

It was brought to our attention that there is an individual that forged the Brennan Logo and issued a notice on Brittany Lane—we’re pretty sure we know the person, but this should stop as it is illegal. Brennan only mails notices – does not post them on the offence.

County Meeting Update

A couple things that we learned were—Concerning Deed Restriction Enforcement; lawyers will send a letter for deed restrictions or neighborhood restrictions. Neighborhood Resources should handle the lower dollar cases, but we should look for a good lawyer to handle the higher dollar delinquent cases.

Liens against delinquent properties can be taken to Superior Court after a period of time, but it must be absolutely worth the cost.

There is a proper way to collect money. Suggested - publish a clear-cut collections policy and distribute it to Brennan residents so they are aware.

Collection Policy

The Brennan Estates Board needs to create, outline, vote on, and publish a new policy.

This should be included in a new Newsletter.

The county is supposed to collect bills. There is going to be a bill sent to residents in March, and a reminder in May, August, and November.

Sekhar Arutla suggested that if someone is already delinquent and they make a payment, the payment goes to current dues, not past dues. Committee members present agreed that this would be a good policy.

We must outline very clearly when we consider a property to be delinquent after the due date.

There are 2 bills from the County at the same time: Maintenance Corporation Dues, and then a similar amount due for Sewer. This confuses residents sometimes.

July 1st is a clear date to be defined as when you will be sent to Collections. We are completely interested in doing payment plans for residents who can't afford an annual plan.

A policy of communication to the board of financial hardship is encouraged. We will accept payment plans for those that are in need of help.

Finalization of the collection policy will be further discussed and determined at a later point.

Newsletter

A new Newsletter is to be sent out. This newsletter is to be short and to the point. It will address who the board members are, what they do, and helpful hints and reminders of policies.

One of the things to be included is "Who the Board is" should be what the board is responsible for as well as how many amenities are taken care of by the board.

It will be noted in the newsletter that as a homeowner, it is your fiduciary duty to pay your dues for the community if the community is a deed restricted community. "YOU HAVE A LEGAL OBLIGATION TO PAY ANNUAL ASSESSMENT" to be included on the newsletter.

There should also be a warning included about the pond as runoff water is dangerous to animals and humans. It is unlawful to fish or swim in the ponds.

It was suggested that we list our dues and amenities and compare them to other communities and dues

The board agreed to discuss the newsletter more at a later date.

President Pasquariello asked the board members to email 2 ideas to put in the Newsletter.

Board Leadership Workshop

There will be a Board Leadership Workshop available. If anyone wants to go, they can. It is Saturday November 4th from 8:30-3:45 PM at the NCC Public Safety Building. Please contact President Pasquariello if you would like to register to go.

Conclusion

A motion was made to end the meeting. All agreed and it was commenced at 8:30 PM.

Next Meeting Date

The next meeting will be held November 8th.