

Brennan Estates Board Meeting

Wednesday September 13th, 2017

<u>Members in Attendance:</u>	<u>Position:</u>	<u>Section:</u>
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 Townhomes

President brought the meeting to order at 7:04 PM. She commented that not all meetings for the year will be on the second Tuesday of the month as there were issues with the school library schedule.

Introductions were made around the room.

Senator: Ms. Stephanie Hansen noted that the section of Brenna Blvd from 896 to Ballina Blvd will be paved in the coming months.

October 7th at Hodson VoTech- She will be hosting a meeting on various items of community interest for HOA's and Maintenance Corps.

President Pasquariello noted that this meeting will be helpful to the board.

Sen Hansen is working on several new legislation. She is working on "healthy schools" issues. DSEA brought the low healthfulness of some schools to her attention. She is looking to get inspection documents or procedures. Sen Hansen is also considering substance abuse issues—pain management practices to offer alternative medicine such as Acupuncture, Massage, and chiropractic before prescribing long-term opiates. Ecological task force meeting to protect Delaware land/insects/native life.

President noted to the Senator that past issues of bank ownership of homes cause issues for the neighborhood. When houses are vacated, the lawns become overgrown and regular deterioration of the homes occurs without regular care. The County is responsible for the upkeep of these homes, but often the homes go completely ignored.

Fitness Trail

Addressing the issue of the Fitness Trail. Sahit Reddi a local Boy Scout from Troop 902 is working toward his Eagle Badge. He would like to focus on the betterment of our neighborhood health and has proposed a Fitness Trail along Brennan Blvd. He would like if Brennan Estates would contribute something financially, but would do his own fundraising as well. Included was a cost estimate of \$1500.

President asked if the board was willing to vote on this project. Some board members had concerns about this trail impeding the sidewalk. President Pasquariello assured everyone that it would not impede the sidewalk. President Pasquariello noted that maintenance of this trail would be up to the Board.

A vote was called. Ernie made a motion to vote in favor of the trail. Zenobia seconded. Heather called for a unanimous vote. All were in favor.

The Fitness Trail is approved.

Second in order was called to vote on the amount to donate to this project. \$500 was the amount agreed upon to donate to this project by the board.

Open Board Seats

Woodlands and Terrace have open board seats. Any qualified community member is welcome to indicate their interest.

Neighborhood resources.

\$17,000 has been collected.

Deed Restrictions Committee

Currently, there are 2 major items on the agenda. There is a new shed that popped up. A notification was issued; 30 days were given to have the shed removed. It has not been removed and this issue has now been sent to the attorney's office. The second issue is that we are now in a full lawsuit with the tennis court repair company. More to come

Tennis Courts

The last thing is a quote from Richard's Paving. Discussions on whether to fix vs. Re-do courts steps were had. Additional research needed on options available concerning cost and time expected for the project to be completed. Light research was done as of late, more research is needed. Mr. Sakhar Arutla agreed to do the necessary research.

Budget Committee

Vickie and Rose to oversee this. A small increase is needed yearly for the annual dues as a cost of living increase.

Deed Restriction Committee

The board secretary will send warning letters and track violations and follow-ups. Courtney will spearhead, but the board will all contribute to sharing violations that they see. Rose suggested a shared Google file so everyone can contribute towards it.

Architectural Guideline Committee

A question was addressed about roof replacement and if prior approval is required from Arch Committee. Per deed restrictions, ANY exterior changes must have approval from board PRIOR to any work completed. On a side note, only dark brown roof shingles are allowed. Heather and Ernie will continue this committee.

2017 Summer Updates

There were many bad storms and many trees died/ fell. They have been lifted and cleaned of appropriately.

The front entrance project is complete.

2017 Projects

Fall cleanup coming up. Bush Hog the woods lines and cut back.

The front sprinklers are almost ready to be shut off and winterized.

One of the fountains isn't working. Gerri to call Allan Dean Electric.

The subsections Sign restorations are approved and will be completed by end of year.

Additional signs around the pond that are more threatening should be created and put up.

Chemicals in the pond are dangerous. People are ignoring the existing signs and are most likely going to be harmed if they do not heed the warnings.

New trash cans to be ordered for multiple areas to promote and enhance community cleanliness.

Masonry work needs to be done to the front steps and flower beds. No luck finding someone

who is willing to do a small job. Maybe a hardscape expert could be good? Dan to call

hardscape professional. Can be done in 2018 if need be.

2018 Projects to Plan For

Playground inspection to be scheduled for May 2018

Every 2-year inspection (costs \$2200) since the playgrounds are at the end of their lifespans.

Tennis court reconstruction to be discussed and addressed further.

Gazebo on Primrose needs to be re-done.

Conclusion

A motion was made to end the meeting. All agreed and the meeting was commenced at 8:24 PM.

Next Meeting Date

Next meeting to be held October 11th