



Meeting Minutes June 8th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:02 pm on June 8th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Proxy: Vickie Coulter- Phillips

Proxy: Rose Smith

Sehkar Artula

Zenobia Thompson

Gerri Thomas

Ernie Dempsey

Victor Santos

Courtney Glasgow-Rinaldi

Guest speakers:

District Representative Earl Jacques

District Rep. Earl Jacques representing Senator Bethany Hall-Long :

- Currently working on the budget; there have been no increases in taxes this year.
- Have an increase of \$91 billion dollars that the county has to find due to cutbacks from the state and lot of extra children in school.
- Increasing the pay for school bus drivers. Appo schools are short 7 buses. Also, an increase in teacher pay at schools that are short staffed at hard to hire schools.
- House school Rd is slowly but surely getting done. The weather had delayed construction a bit, but it is now being finished. This project will run through 2017. The Brennan side will be done first, so that should ease some of the traffic at 896.

Front entrance signs (Mark from Signarama):

The front two entrance signs need to be replaced as well as some of our subsidiary signs such as the Arbors, Meadows and terrace are in need of desperate repairs. Mark is from Signarama and also lives in the neighborhood. We asked him to come in and give us some ideas to replace the signs. Mark has proposed to change what is currently in the neighborhood now. Mark proposes a synthetic material. The Board would like to keep the new signs the same color (green paint with gold letters). The material has been used for decades and it is finished with polyurethane which is a more resilient coating, highly resisted to impact and will protect against UV sunlight. Mark has prepared a quote that he will email to the Board. Mark offers another sample of material which was used for

the community “Lums Pond Estates” entrance sign. It is a similar kind of synthetic material, even more resilient than the material samples he brought to the meeting. It’s called Polystyrene and has a resilient coating. Price wise, it is similar to the other materials. The material offers little maintenance, maybe just power wash and it will look good as new. This material is very durable and it looks similar to what we have now. He is making the same signs for Deldot. He will email final quotes to Heather.

Tennis Courts:

Vicky has still been unable to get in contact with the tennis court people. Heather has also made several phone calls, so we need to get the attorney involved. Vikky will get in touch with the Attorney to send him a certified letter. We have cracks in the tennis court that are still in warranty.

Letters from Neighborhood Resources:

Neighborhood Resources is a third-party collection agency. They are a consulting firm that we have been using to collect on past due delinquent homeowners, and we have been very successful with them. So far, he has collected over \$14,000 for us. He has been able to get judgments against people and got many homeowners on a payment plan. Anything that is now \$500 in the rear has now been turned over to him. Everyone received a letter and the county passed a law, it is a new covenant that allows maintenance corporations to levy fines for deed restrictions. There is a format that the law says we have to go by. If you have a deed restriction, we will notify Neighborhood Resources and they are going to send you a letter that states: “you are in violation of this deed restriction ____” you have 30 days to fix the problem or fines will be levied. On the 31st day, send another letter stating that it has been 30 days and in 5 days, the homeowner will be fined and he will attach a \$100 invoice to the letter. Thereafter, he will charge \$20 per day until the issue is resolved.

Vandalism:

Playground (castle park): The castle playground was vandalized. A child had done the damage (a single child), we had a witness and called the police. We were able to get a positive identification and the child was arrested. He is out on bail and has a court date this coming Monday June 13, 2016. We are hoping to get restitution back. The playground has been repaired. The cost was about \$1500.00 to complete all the repairs. Please call 911 if you see something suspicious. The more 911 calls, the better. We will get responses (Police coming to the neighborhood daily/patrolling).

Signs and Basketball court: Someone tagged “Cam” ripped spray painted the deck (the one on Brennan). It has been power washed but it needs to be sealed. We will be fixing that sometime this summer. There was damage to the back of the signs and the Woodland signs. That is still an open case and there was an officer who interviewed a child but there was no arrest made. There is also a tagger in the neighborhood, but we have not been able to catch him. He usually tags in black marker on street signs and white fencing. As we see it we are scrubbing it off. If you ever see it, please call the police.

Security at playgrounds:

Heather has looked into cameras for the playgrounds. 2 out of the 3 have problems the castle playground by the townhouses and the one by the pool. We are looking into graffiti cameras and at the moment we have a security company working with us to get security cameras. We plan to get cameras at the castle playground first, since that playground is

having the most issues. The main problem we are facing, is that there is nowhere for the company to tap into for electric. They can go in underground, the main line, but it would run about \$12,000. For \$6,000 they can go through the woods and on to Casey court, there is a box we can tap into, but we would need to get homeowner approval. The company said they will have more information for Heather in the next few weeks. For now, we are looking into solar panel ideas for security.

Questions and Answers:

- The letter sent out wasn't a nice sounding letter. Should we give people more than 30 days to fix the issue?
 - Every year, we send out a letter reminding the community that we are a deed restricted community and in order to make changes to your home, you must get an architectural approval. You can go online and submit the form.
- What if I buy a door or roof that is not the exact color?
 - We understand that every color will not be the exact match of the builder, but we do expect it to be similar.
- Is this another way for the board to make money?
 - We are not looking to make money; we are looking to fix the people that have done whatever they want to do. We would go bankrupt if we sent everyone a deed restriction. What we are looking to do is go big backwards. The people that have boats, trailers or commercial vehicles, we are just trying to remedy this issues.
- There are some sheds that were approved by the board!
 - There are people that never got approval for shed, never had approval for sheds and some people that recently put sheds up knowing that they cannot have sheds. This is located in the deed restriction, on the website and we have sent many emails and reminders. There are a few people that the board knows about that does have sheds and they are allowed to have them.
- Are solar panels allowed? The deed restriction book that I have states that they are not allowed.
 - It states that they are allowed in the back. The FCC has overridden that info since then. Now, single family homes are allowed to have solar panels as long as they are roof mounted. A homeowner would still need to get approval from the architect committee. Attached homes are not included in this exception.
- Are trampolines and swimming pools allowed?
 - Trampolines and swimming pools are not allowed. Some people like to keep the trampolines up all seasons and they become an eye sore. The county has put a new rule for swimming pools. Any pool that is 18 inches or more must have a fence around them. Also, since the spread of the Zika Virus, they have new rules regarding free standing water.

Gazebo:

The gazebo is currently under construction as we speak.

Playground Audit:

The audit was completed on May 26th and they will give us a list of what needs to be done to be in compliance with the county. That report will be made public and we will be updating the playground soon.

Financial Info:

BUSINESS SUPER MONEY MARKET
REPLACEMENT OF ASSETS1842
\$104,261.00

BUSINESS SUPER MONEY MARKET
SNOW FUND ...634
\$8511.49

BUSINESS CONVENIENCE CHECKING626
\$19,844.58

**Any homeowner who would like a copy of this report may contact Gerri Thomas
[302.832.6170](tel:302.832.6170)**

Adjournment: The meeting was adjourned at 8:50 p.m.

We will be on a summer recess for the months of July and August. The next meeting is scheduled for September 14th, 2016 at 7:00 p.m. in the Olive B. Loss Elementary School Library.

Minutes submitted by: Alicia Diaz

Approved by: Heather McVey