



Meeting Minutes November
18th 2015

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:05pm on November 18th 2015 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Vickie Coulter-Phillips

Rose Smith

Proxy: Carol O'Donoghue

Proxy: Zenobia Thompson

Sehkar Artula

Proxy: Ernie Dempsey

Gerri Thomas

Guest Speakers

IPS DE- Sue Hagenbuch and Domenick Perenti

Investment property services

Full service company. Take over everything under the direction of the board.

- . Inspections twice a month
- . Send out invoices
- . Collect payment and work with those who can't afford it (payment plan)
- . Online Bill pay services
- . Go out to get bids
- . Take care of everything- 95% of what a community needs
- . They do not go to court (thinking about it, may change soon)
- . \$4,800/Month for everything- Can also Al la Carte services (prices may vary)
- . Heather says some things interest her but it's a board decision.

Bethany Hall-Long- (Rep. Jacques couldn't be present)

- 896/95 closure is suppose to be closed starting on the 20th from the South.
 - Take 71 or Rt. 1 Rt. 72 to Lums Pond. No certain date when it will be done. 4 way stop at Denny's and Fraziers coming in the winter. (Where Somerset Farm Ice Cream is located)
- Will talk to councilman Powers, there are 5 more companies that does the same as IPA. Heather addressed to Mrs. Hall-Long her biggest concern is billing

Tennis Courts:

Contacted contractor via Certified Letter that warranty repairs need to be made

15 Bryan:

Gerri handled it well. Followed up. Can not touch the property unless he doesn't follow up in 30 days. After 30 days, county can go on the property and secure it.

Will be secured on the 31st day by the county.

Front Entrance

Project is complete. Gazebo is bright. Electrician came in. Very bright and beautiful.

Speed Limit Signs

Electrician Allen Dean looking to see how to fix, trying to contact company that issued the signs

Playground Lighting

In the works. Need several dry days to get the lift to change out light bulbs playground by school.

3 parking lot lights are out- There is a 1-time equipment charge so we will get them all done at the same time.

Delmarva will only do street lights, not parking lot lights.

One light could cost \$20-30 grand from previous experience- Gazebo project

Will try to put some sort of lighting- Solar, or we will get creative- Gazebo project

Dan will do research to put in solar lights

Subsection Signs

Cost big bucks. Some need total replacement. Some can be painted. Gazebo sign cracked. Call to Blenheim to see if they know the number to the guy who installed them.

Questions from Resident:

The house that had landscaping issues (6 Cary) now has skunks and groundhogs living There?

-The board will contact the county. Gerri and Heather will find out more info

Dues. When are they due?

-They are sent in March. Due April. Big big meeting in February to mail in vote to approve

. You can bring it in person or vote online (Maybe. Jim will check into it).

Stop Signs:

They are hard to get. Federal sepulation. People slow down at the school and take off at the meadows. Drivers are going 60-70 MPH.

Up to Bethany to go to the state. Ruby has been great getting TAC out.

Meeting was adjourned for the community so the Board could talk about budget.

Treasurer's Report- Gerri

BUSINESS CHECKING

AS OF 09/30/2015

\$57,958.26

REPLACEMENT OF ASSETS

AS OF 09/30/2015

\$111,077.99

SUPER MONEY MARKET

AS OF 09/30/2015

\$22,667.26

The Financial Report is available at any time – please contact Gerri Thomas at 302.832.6170

Adjournment: The meeting was adjourned at 8:29 p.m.

The next meeting is scheduled for January 13, 2016 at 7:00 p.m. in the Olive B. Loss Elementary School Library

Minutes submitted by: Alicia Diaz

Approved by: Heather McVey