



Meeting Minutes October 12th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:05 pm on October 12th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Vickie Coulter- Phillips

Rose Smith

Proxy: Sehkar Artula

Zenobia Thompson

Proxy: Gerri Thomas

Ernie Dempsey

Proxy: Courtney Glasgow-Rinaldi

Guest speakers:

District Representative Earl Jacques

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

- DelDot has asked for a meeting with Senator Hall-Long to tell us about House school Rd work being done at night. Earl will email the board to tell us what the meeting was about.
- They will be opening the intersection at Denny Rd and 896 soon.
- They are working on the bus situation (overcrowding, late, delayed). They are doing the best they can, under the circumstances they are faced with.

Tennis Courts:

Our new attorney, Charles Brown (specialized in representing Deed Restricted communities) (very helpful), sent the tennis court company (MidAtlantic Tennis Courts & Supplies) asking for a refund of the \$4625 we paid within 10 days. The 10 days has since passed and there was no response. We are now in Phase 2, which we are not sure what it is, we are waiting on a callback from the attorney. Vickie has found 3 companies for estimates on the courts repair. The quotes include resurfacing, netting and fixing the cracks. One estimate starts at \$13,500 and goes up.

We will contact Elkton Tennis Club to try to find leads to repair the tennis courts. We will also check Parks and Recs. Call Brian from the playground people, they may know someone.

Front Entrance Sign Proofs:

We are getting new front signs. We have received the picture of the proof. The font will match the font we have now. They also did the signs at Lums Pond development and it's beautiful. We have an estimate to have the sub signs done as well. It would be \$7,000 each to repair all those signs. The other signs will be done in the same colors.

Sign Maintenance:

Delaware Power Wash has provided an estimate to rehab all the sub signs. The estimate is \$4,800 for ALL the signs. Everything gets power washed. They would all be scraped, primed, spackled, caulked and primed. The art students would then come in and do the finishing touches such as painting and the intricate designs. The students would be rewarded \$2000.00 directly to a scholarship fund. The \$4800.00 included the \$2000.00 that would be donated. The art students would like to start quickly, due to weather.

Ernie makes the motion that we take a vote to have the signs Power washed and repainted.
Zenobia 2nds the motion.
All in favor.

Playground Audit Results:

Last month, we had the playgrounds audited. The price to fix all 3 playgrounds is \$10,300. The biggest expense is the meadows park, because the metal is exposed. The Company will roll on a vinyl coating on the playground and it will last for years. There is no metal exposed, so the metal wouldn't rust and the playground wouldn't fall apart. Also, it is anti-skid functionality as well. To save some money, we can have someone trim the streets. They have to take the sidewalk up and push it back some. This is all 3 playgrounds and it would cover every single safety item in the audit report. This would come out of the replacement of assets account. We would not be using every day capital for this playground repairs.

Vickie makes a motion to accept the proposal to fix the playgrounds.
Ernie 2nds the motion.
Heather votes Yes
Carol votes Yes
Vickie votes Yes
Zenobia feels the timing is wrong, Zenobia votes no.
Majority votes rule.

Questions and Answers:

There were no homeowners.

Financial Info:

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

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

BUSINESS CONVENIENCE CHECKIG626
\$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 8:10 p.m.

Our next meeting will be November 9th, 2016 at Olive B. Loss Elementary Library.

Minutes submitted by: Alicia Diaz

Approved by: Heather McVey