



Meeting Minutes
November 14, 2012

Attendees:

Nemish Mehta, Alison Murray, Zenobia Thomson, Gerri Thomas, Rose Smith,

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:10 p.m. on November 14, 2012 in Olive B. Loss Library by Nemishh Mehta.

Treasurer's Report

REPLACEMENT OF ASSETS
AS OF 10/31/12
\$75,386.84

MONEY MARKET
AS OF 10/31/12
2011 funds are left over from budget. Things projected from 2011 paid from account.
\$42, 262.71

BUSINESS CHECKING
AS OF 10/31/12
\$85,762.05

Delinquent Maintenance Dues

There is a list of nineteen homeowners who will be levied on the good and chattel. The attorney had not filed the proper papers work. We can look to be reimbursed a portion of the fee since the work was not completed. Since we have been pressuring the law firm since February there are a few things we can do: we can complain and/or find a new attorney. However, attorneys do not want this type of case. Another alternative would be to have Barb (?) come to the meeting. The sheriff needs a list of deeds and levies. We need to identify the homes that were on the list and then, place a lien against these homes. Rose suggested that she could draft a letter. Nemish will update the list.

Lawn Care

Does anyone know when it is up? He has a contract for three year extension. Gerri does not have the paper; however, she remembers it was extended for five years.

Sink Hole

The sink hole on Ballina is fixed; however, the one at Orchid still needs to be filled.

Earl Jacques, State of Delaware Representative

The cell phone law has passed. There is a \$50 fine. He brought information pamphlets for everyone. Also, he informed us that there is an epidemic of suicide among young teens. There is a website for students and parents that will take you to different resources.

Front Entrance

There are lots of lights out. Heather contacted someone to fix the timer and they are also going to trim the hedges. The Meadows playground needs a lift to reach the lights.

Fence around the Castle Playground

It will cost \$215 to replace the damage part of the fence. Motion was made and seconded. Motion passed.

Trees Project

Penny has contacted several tree companies to trim and remove the evergreens from Belina to Primrose. She is going to speak with Ultra and Barlett to see if the dead tree in the front is included as well as the tree by the gazebo. She will contact everyone by email with the prices and the vote will take place by email.

Concrete Project Update

We are awaiting concrete estimates.

Deed Restrictions Violations

- **Signs on Lawn**

Complaints were called into New Castle County for the signs on the lawn

Rental Properties

Do we know who owns 15 Wicklow? There are no renters there. The problem has been resolved the owner showed up with a u-haul and took the trash away.

Owners should supply us with a copy of the rental agreement. Some questions brought to board: How many people are allowed to live there; and is there recourse with the owner if the deed restrictions are not met?

The county should have a list of the renters in the development; however, most people use a property management company.

Items Needed

Is power washing the house in the deed restriction? There are several homes that should be done.

We will need to discuss the 2013 Newsletter.

Discussion ensued on increasing the bond at the regular rate. Bond should be more risk tolerant if not we could be out. Is there help from the county with maintenance dues and place it with county maintenance with tax dues. Is there a legal reason they cannot do it here. New county executive is looking into changing the dues.

Adjournment:

Nemishh motions for the meeting to be adjourned. Gerri seconded the motion.

Meeting was adjourned at 8:00 p.m.

The next general meeting will be at 7:00 p.m. on December 12, 2012 at the Olive B. Loss Library.

Minutes submitted by: Gina Simon

Approved by: