



Meeting Minutes
October 14th 2015

Opening:

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:04pm on October 14th 2015 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Nemishh Mehta

Rose Smith

Carol O'Donoghue

Zenobia Thompson

Penny Wagnon

Ernie Dempsey

Gerri Thomas

Earl Jaques

Guest Speakers

Earl Jaques

House School Road- Expand the road, take out crossovers. Bids are out. Construction is expected to start soon

Glasgow Avenue- Add another turn lane. Construction starts in the Spring.

Main Street behind ice cream shop (Bruster's) there will be a shopping center and professional center coming soon. Construction is set to start soon.

Shell gas station leaving, Rite Aid coming soon.

301 to Summit Bridge last piece to be constructed. Requires Federal money, could take some time

Question from Resident:

The new speed sign doesn't work, when will it be fix?
-Repairs are on board, doesn't know who fixes them.

Will there be solar panels on the Gazebo?
-Yes. After new roof is put on.

A. Old Business

Trash Cans

New cans have been installed. Get 2 at the basketball court area.

Front Entrance

Project is complete. There are new trees, old stuff pulled, bushes are down that covered sign and the light bulb changed.

Speed Limit Signs

One solar speed sign is out. Electric issue on North and East

Playground

Project completed- Fire/arson, lit the tunnel on fire. The layout changed a bit, no tunnel just a bridge

Playground Lighting

Heather will handle- Light on the large pole is burnt out on both sides- behind pool.

Playground Mulch

Mulch is already done. Will be done again next year. Done earlier this year and gets cut back in Mid-November.

Fountains

There is an extra one in storage. There is a problem with one; The one closer to the Gazebo is slower than the other one. Gerri will call to take care of the problem.

Subsection Signs

The one going into Meadows need to be painted and repaired. Plans to paint them all is in the works. Painter will need to know what paint to use. Arbor is missing "deed restricted community"

Architectural Changes

Huge increase in solar panels. Solar panels are allowed as long as it's not connected. Changes must be submitted to committee.

Website

Plan to add to it.

Facebook

Like us on Facebook. Garage sales, babysitting, missing animals, Updates on traffic/police report. Post to get acquainted in the neighborhood.

Meadows Gazebo

Approved at a higher price. Vote on replacing

Budget Committee

Budget list-

Money for new lighting

Painting of signs

B.New Business:

Meadows Gazebo Project – Delaware Power Wash Plus

Fees would include: Gazebo Repairs and Painting:

Removing all existing cedar roofing and install new cedar shake roofing (20 year shingle)

Apply clear lumber seal finish on roof

Stain concrete pad (graffiti prevention)

Replace and repair all damaged and missing wood

Prepare and paint all wood inside and outside of gazebo, with the exception of the roof underside. (no existing paint presently) Two coats using Behr Premium Paints (color provided by customer)

Apply anti graffiti coating

The repairs would be reapplied every 3-5 years

Would also stain cement/concrete.

Meadows Gazebo Project for repairs and repainting voted on October 14th, 2015.

Earnest made a motion to approve. 2nd by Zenobia. All in favor!

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

Checks from the County come 5 times a year – the first one being received in May.
The Financial Report is available at any time – please contact Gerri Thomas at
302.832.6170

Adjournment: The meeting was adjourned at 8:00 p.m.

The next meeting is scheduled for December 9, 2015 at 7:00 p.m. in the Olive
B. Loss Elementary School Library

Minutes submitted by: Alicia Diaz

Approved by:

If residents have not paid their 2012 assessment by the end of May, they will receive the first letter.

Within the next month, some money will come in.

Miscellaneous – Heather

Glenn has asked to keep his Brennan Printer. Heather motions to approve his retaining of the printer, Alison seconds. The motion passes.

Tracy received the letter from the Billing Company, we are unable to use them for our Assessment billing because they are not bonded.

March 22nd Nemishh Mehta is hosting a Community meeting with Corporal Gladney and Bill Powers to discuss crime.

Elections of Officers – Heather

President - Heather McVey – Gerri motions , Penny seconds. Heather elected

Treasurer – Gerri Thomas – Heather motions, Alison seconds. Gerri elected

Vice-President – Nemishh Mehta – Rose motions, Jerry seconds. Nemishh elected

Secretary – Rose Smith – Nemishh motions, Gerri seconds. Rose elected

Deed Restrictions – Alison

Architectural Review – Heather

Adjournment:

Heather motions for the meeting to be adjourned. Alison seconds.

Meeting was adjourned at 8:30 pm.

The next general meeting will be at 7:00pm on 9 May at Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by:



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



Meeting Minutes December 9, 2015

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:04pm on December 9th 2015 in Olive B. Loss by Heather McVey.

Present:

Heather McVey		Vickie Coulter- Phillips
Rose Smith		Proxy: Carol O'Donoghue
Zenobia Thompson		Sehkar Artula
Ernie Dempsey		Proxy: Gerri Thomas

Tennis Courts:

Tennis courts have several large cracks on the playing area. These were previously repaired and from what we can tell should be under warranty. Numerous calls to Mark have gone unanswered. We will be sending a certified letter requesting someone contact us and get a return receipt. Vickie, Heather and Rose have all tried to contact him. Would like to send an attorney letter to the tennis court company. Sehkar will have a friend call the tennis court company (a local Virginia number) Heather will have a local company come look at it if no response

Bryan Circle Update:

The attorney found the gentleman that's owns the abandoned property that is currently unsecured. He has been given him 30 days to secure or the county will board the property and charge homeowner. County has already been maintaining the grass. Post office has been notified to stop delivering mail.

Upcoming possible projects:

Would like addition of 4 way Stop Signs at Brennan and Ballina and Primrose. (County would handle the traffic study) Tennis court repairs. Light pole to be added at castle park. Cricket court near basketball courts.

Snow/ Plow

Roads will be plowed if more than 2 inches of accumulation occur. The main entrance and all of the Brennan Blvd intersections will be salted or sanded. The county will reimburse a portion of

plowing only if accumulation is greater than 3 inches (per county total) New Castle county's website is the official total, they update the site every 2 minutes.

Subsection Signs

Heather asks if anyone knows a company that makes or repairs. She contacted 2 people and they were not interested. Will try to contact other local sign companies in the area. This is more of a job for a carpenter or craftsman.

Speed Bumps/Humps

Not allowed on any streets. They can damage vehicles, buses and plows
Would like to add more stop signs
instead.

TAC teams- New Castle county has been sending out TAC teams. They target such things as speeding, running stop signs or suspicious activity. These efforts have resulted in multiple speeding tickets and one arrest.

Treasure's Report:

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

Adjournment: The meeting was adjourned at 8:06 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