



Meeting Minutes January 13th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:05 pm on January 13th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Proxy: Vickie Coulter- Phillips

Proxy: Rose Smith

Proxy: Carol O'Donoghue

Zenobia Thompson

Sehkar Artula

Ernie Dempsey

Gerri Thomas

Victor Santos

Guest:

Earl Jacques - District Representative (news from around town)

There will be a new 4 way stop sign at Denny and Frazer road going up soon. This is a bad intersection. Construction has begun on a new development on 896 Northbound right before Amberwoods entrance. Construction on the new Denny / Howell School interchange is set to begin this year. This will correct the double light situation on 896 and streamline into one single intersection. There will also be bike lanes installed.

Financial Collections Info:

Neighborhood resources has been filing judgements for delinquent homeowners. Brennan must pay court filing fees up front then they are charged to homeowner.

There are several new court dates in the works for February to be brought before a judge.

YEAR 2015

FEES PAID TO FILE COURT PAPERWORK

\$3,153.00

HOA DUES COLLECTED

\$5,407.00

PENDING PAYMENT DATED 12/29/ 2015

\$2,289.89

Has not been cashed, will go into 2016 totals

Tennis Courts:

Finally got ahold of someone from the tennis court company after many attempts. Mark (original sales person) is no longer with the company. Vickie will be submitting photos to the company for warranty work to be performed

Street Lights:

All new bulbs in pool parking lot area and tennis court have been replaced. There were multiple one's out

Please report any street light outages to Heather or Gerri

Pot Holes:

Many pot holes in the front area. Starting to get some on Brennan Blvd. Please report to Heather or Gerri so DelDot can patch.

Snow/ Plow

Maybe we will get some snow. The main entrance will get salt. We will not plow until 2 inches or more. County will not reimburse until 3 inches

Subsection Signs

Any help on this we can get would be great. Front entrance sign is cracked and will most likely need to be replaced, Meadows- Big repair/replaced, others need to be painted.

Woodlands Issue

Possible increased lighting on Wisteria and Laurel. Street lights are not placed where overflow parking is. There was a suspicious car on Wisteria. NCC police pulled call report. Police came within 10 mins and 1 arrest was made. If something doesn't feel right call police.

Car Break Ins

Thieves do not stay inside just because it is winter. 3 cars broken into yesterday on Maureen and Dunleary. There will probably be reports of more shortly. ALL of the cars were left unlocked. This is a problem all across the county. Heather will post on Facebook a reminder. Will also send out email blast. Reminder to lock your doors and take all valuables inside at night.

Police/TAC

The more we call, they will come out. These are special units that patrol areas in need.

Trash Pickup

On Jasmine- there is trash in the open area. This is due to people not securing their trash properly in bags,

!!Next month's budget and election meeting!!

Feb. 10th Big meeting

Adjournment: The meeting was adjourned at 7:39 p.m.

Ernie made motion to adjourn

Gerri second the motion

The next meeting is scheduled for February 10, 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 March 9th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:04 pm on March 9th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Vickie Coulter- Phillips

Proxy: Rose Smith

Sehkar Artula

Proxy: Zenobia Thompson

Gerri Thomas

Ernie Dempsey

Victor Santos

Guest speakers:

District Representative Earl Jacques

Senator Bethany Hall-Long

Questions and Answers:

- We need more stop signs. How can we get them? – We will contact deldot and try to ask for more. Del Dot dictates how and where stop signs are placed but we will try to set something up about getting more.
- There are some potholes developing on Brennan Blvd.– We will send Bethany and Earl a list of where they are located in the neighborhood.

Open Board Seats:

There are currently 2 open seats. 1 for the Terrance townhomes and 1 for the Woodlands section.

Website Advertising:

We currently have some out of date ads at the bottom of the homepage of Brennan Estates website. When you click on the ads, they take you to the company's website. Our goal is to have the current ads removed and offer the spaces to new company owners within the community.

Front Entrance:

Needs to be power washed really bad and bricks replaced (currently in the works to get done).

Signs: Elmark came out to access the signs. The front needs to be replaced. Estimates = \$18,000, Estimates for the front sign and secondary signs come out to \$48,350.00. We will keep getting estimates.

Sprinklers: The sprinklers will be turned on soon.

Playgrounds:

Mulch/Inspections: Getting done early. Inspection is this year and cost about \$2,500 for all of the playgrounds. The company tightens bolts, makes recommendations to replace seats and put pins on swings.

Tennis Courts: Adam called and needs some to take pictures of the cracks that were previously repaired and email them to him. Vickie will take pictures soon. The tennis courts need new nets and we will call to get a price for them.

Neighborhood Resources Update:

The company is making good headway. We have recouped over \$6,000.00.

Collections/Deed Restrictions: Steve will help with some of the offenders. We can also levy fines but we have to set up a fine schedule.

Solar Panels/Sheds: We need to get a list of all the sheds. Plan to get any sheds removed before the home is sold.

Financial Info:

BUSINESS SUPER MONEY MARKET
REPLACEMENT OF ASSETS1842
\$120,823.15

BUSINESS SUPER MONEY MARKET
SNOW FUND ...634
\$8545.35

BUSINESS CONVENIENCE CHECKING626
\$20,959.73

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

More info:

Bethany is back in session and if we need anything for the county, contact Ruby. If Bethany is not present, Ear will be present. **Please remember that theft and car robberies are happening all across New Castle County.**

Adjournment: The meeting was adjourned at 8:17 p.m.

The next meeting is scheduled for April 13th, 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 April 13th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:03 pm on April 13th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Proxy: Vickie Coulter- Phillips

Proxy: Rose Smith

Sehkar Artula

Zenobia Thompson

Proxy: Gerri Thomas

Ernie Dempsey

Victor Santos

Courtney Glasgow Rinaldi

Guest speakers:

District Representative Earl Jacques

Questions and Answers:

- Landscapers are cutting back trees between and behind houses. We trim down bushes and weeds to prevent the tress from encroaching on private property.
- Parents should be contacted when kids are vandalizing! – There are no trespassing signs located throughout the areas that can cause a danger. Call the cops if you see kids in those areas and we will attempt to contact parents.

Announcement:

Heather announces that she makes a motion to step down as a board member. Ernie 2^{nds}. Everyone in favor. Heather also makes a motion to have Courtney replace her as a board member. All in favor. -Heather will remain president; Courtney Glasgow Renaldi will now become an active participant on the Board and a representative of the meadows.

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

- Updates for a few road changes:
Major construction on 896 North and southbound at Denny road and Howell school Road. Expect extended delays
- 4-way stop sign added at Denny and Frazier. There have now been 9 accidents at that intersection since the stop sign.
- There is a shortage of bus drivers at Olive B. Loss. Transportation is working through it. At the moment, drivers are hard to get.

Playgrounds:

The castle playground was vandalized yesterday (April 12th 2016). A safety grate was damaged as well as the decking and supports. The blue grate was removed and caution tape was added around it to keep children away from that area. The incident was reported to the police and a police report was made. The are about several \$1000.00 dollars' worth of damage. The incident was reported to the police and hopefully, there will be an arrest made soon.

We need an audit for the playgrounds. We currently have an estimate from Playground Guardian, who can get us to Government standards. The company spends all day at the playground. They get a really detailed audit, but they make no repairs. The price is \$2,250.00 for all 3 playgrounds. All inspections will be completed the same day. Zenobia makes a motion to hire Playground Guardian. Heather 2nds the motion. Majority rules, all in favor.

Security and Lights:

The castle playground is under lit. Heather would like to add more lights, and she has an estimate for next month (May).

Neighborhood Resources/Deed Restriction Violations:

Heather spoke with Steve from Neighborhood resources. He works with an attorney which is very active and eager to help. NCC has a new law in effect. It allows Maintenance corps to levy fines against deed restrictions. The law would hold each violator responsible for fees until the violation is corrected. There are many other neighborhoods utilizing neighborhood resources to help with this process. The process is as follows.

1st notice- The violator would have 30 days to fix the violation to avoid further action.

2nd notice- If the homeowner failed to remedy the violation, they will get a second letter which would include 5 days to fix violation and then a \$100 fine and a daily fee until the violation is corrected.

The cost is 175.00 per deed restriction turned over to neighborhood resources to enforce. Heather proposes a motion to hire Neighborhood Resources to remedy deed restriction violators. Ernie 2nds the motion. All in favor.

Ernie asks what if we have repeat offenders? -Heather will ask Steve about this.

Part 2- Price/Fees:

The Board discuss what would be an ideal daily fee. Everyone votes for a daily fee between \$20 and \$25. A \$100 original fine and \$20 a day fee. A vote was taken and the majority voted for \$20 daily charge.

An official notice will be mailed in May to all homeowners making them aware of the New Castle county law in effect and that Neighborhood resources is working on our behalf to remedy deed restrictions and if necessary levy fines against the home owner.

Front entrance signs need replacing

Mark Janocha from signarama and lives in the neighborhood is present at the meeting. He proposes a new sign that is synthetic, PVC, no cracking/splitting. He will gather some ideas and send them over for the Board to consider.

Financial Info:

BUSINESS SUPER MONEY MARKET
REPLACEMENT OF ASSETS1842
\$121,043.62

BUSINESS SUPER MONEY MARKET
SNOW FUND ...634
\$8534.07

BUSINESS CONVENIENCE CHECKIG626
\$16,997.34

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 8:25 p.m.

The next meeting is scheduled for May 11th, 2016 at 7:00 p.m. in the Olive
B. Loss Elementary School Library

Minutes submitted by: Alicia Diaz

Minutes Approved by: Heather McVey



Meeting Minutes May 11th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:04 pm on May 11th 2016 in Olive B. Loss by Ernie Dempsey.

Present:

Proxy: Heather McVey

Proxy: Vickie Coulter- Phillips

Rose Smith

Sehkar Artula

Zenobia Thompson

Gerri Thomas

Ernie Dempsey

Victor Santos

Courtney

Guest speakers:

District Representative Earl Jacques

Questions and Answers:

No questions were asked.

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

- Updates for a few road changes:
 - Houseschool Rd is moving a little slow.
 - There will be some emergency paving on Chesapeake City Rd by the cemetery. Paving will start as soon as the rain stops.
- There was a notice sent to emails on 5/13/2016, earlier in the day, about a lot of road construction on I95 and 495 that will be starting this week.
- Rt. 1 and 13 major project starting soon, it will be called the “Diamond” and it controls the way traffic will flow.
- Deldot will be widening Rt. 72 and that is set to start in a few weeks.
- The pot holes are called in. The people that fills the pot holes are the same people that cut the grass. Around this time, they are busy cutting the grass so they might be a little slower getting to the potholes. Please be patient.

Front entrance signs (Mark from Signarama):

Mark has prepared quotes and proposals for new signs for the entrance. He bought a few samples as to what he could do for the community signs. He said the signs he has proposed would not look much different than what's out there at the moment. One option he suggested was a material HDU (high density urethane) and one PVC (what pipes are made out of). He said both of the materials would last a long time. He took a look at the signs and said many of the signs in the community has cracks. The Board informed Mark that at one point all of the signs will have to be replaced, but not at one time. He would like to revisit the idea of more sign options. He is estimating that the signs will cost around \$7000. He will email Heather a quote and proposal sheet.

Tennis Courts:

There were more than 30 pictures taken and sent through email, and not one response. No one will respond. The company called around Christmas due to attorney threats.

Letters from Neighborhood Resources:

The letters are in the works and will be out to all homeowners before next week.

Vandalism:

Playground (castle park): After a lot of pursuing, the kid was arrested and he was arraigned and fingerprinted. He was charged with vandalism under \$1000.00. He will have a court hearing tomorrow in Family court (5/12/2016).

Signs and Basketball court: Someone ripped down the net and spray painted the deck (the one on Brennan). It has been power washed but it needs to be sealed. Someone replaced the nets that were ripped down. More vandalism in Southwoods. The sign was spray painted. It has been powerwashed, but it all didn't come off, so it will have to be painted. Luckily, it was the back of the sign. There were more break-ins and all the cars were unlocked.

Security at playgrounds:

Heather has been looking into security at the Playgrounds due to all the problems. The pool playground will be easy; she will check to see how much it will do that. The castle playground is the problem because there is no power. The electric companies will charge \$12,000 just to run power. The other option is Casey court, there is power available if we are able to run a line between 7 & 9 and that would cut the cost 7-8K.

In the Works:

Playground audit May 26: The audit will take place and we are not sure when the report will be available.

Power Wash and repair front entrance area: The front entrance is power washed and looking good. It is not done, Meadows Gazebo is set to start next week.

Gazebo: That work is set to start next week

Little free library: Should be starting sometime soon.

Financial Info:

BUSINESS SUPER MONEY MARKET
REPLACEMENT OF ASSETS1842
\$121,043.62

BUSINESS SUPER MONEY MARKET
SNOW FUND ...634
\$8534.07

BUSINESS CONVENIENCE CHECKIG626
\$16,997.34

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 7:55 p.m.

The next meeting is scheduled for June 8th, 2016 at 7:00 p.m. in the Olive
B. Loss Elementary School Library. This is our last meeting before the summer recess.

Minutes submitted by: Alicia Diaz

Approved by: Ernie Dempsey



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



Meeting Minutes September 14th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:05 pm on September 14th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

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 :

- He was knocking on doors for Senator Bethany Hall-Long's campaign. He noticed the road conditions that was starting.
- Signed a bill for free breakfast for every child. The government will pay for it and it includes "grab and go" breakfast. Every school will get it except for private school.
- Signed a bill for Autism Network, which puts us in the front of everyone in the Nation. Anyone who finds out that their child has autism and they go into this network where they get all the support and questions they need answered.
- Last year there were 895 late busses, now they will be doubling up on the amount of children on one bus. There will now be 3 children to a seat. Appo is short 13 bus routes. They will be packing the buses and there are not many options they have.
- Verizon went on strike as the 896 project started and they are just now starting to move the poles. On Denney Rd. They are waiting on the poles to move so they can build a sidewalk. They are delayed on that project right now

- Closed house school road work before you get to the park entrance because they are putting a drainage across to the new part of the road. There is really nothing happening there so hopefully within the next month they start working and the road will be open again.

Road Conditions:

We currently have hair line cracks and Earl noticed that there was a sinkhole near 23 Forsythia which is now fixed. The roads in the neighborhood are getting bad and it will cost a little fortune to fix all the roads. Earl has talked to Heather and wants to put tar in the crack to preserve the road a little longer. Tar is easy to track in the house and Earl always resist doing that and wants to get the community opinion on it. He wants everyone to think about it and if everyone thinks we should do it, then he will spend the money to try to preserve the roads. He mentioned that we will have to start to pave some of the roads but we cannot afford to do all of them at one time. Earl believes we should do the beginning of the intersection to the entrance. Which is the worst. It would cost near \$175,000. He mentioned that they will have to do it in patches. They will start this year. He will pick a few spots and start there.

Tennis Courts:

Vicky has not heard back from the Company. Neighborhood Resources (NR) is currently out of the Country but will be back shortly. NR will be getting involved along with the attorney because the company that warrantied the tennis courts are in default. Mark, (the original guy), was let go. Then Adam, (a new guy), told us to take pics and sent them to him, but, we have not heard back from him. It has been impossible to get in touch with anyone from the Company. The tennis courts need new nets, poles and ties. We will be getting that fix within the month.

Letters from Neighborhood Resources:

Once NR returns, he will be working on several deed restrictions and we will give him a new list when he returns. We have to figure out if the letters should come from NR or do they come straight from the attorney when a home is in violation. He will be tackling the people with the sheds. The ones that have a shed for a while, they should get a letter stating that they are in violation of a deed restriction and that at the time of sale, the shed must be come down. The board will talk to the lawyer to come up with a solution to get the sheds to come down.

Vandalism of basketball court:

Heather had to go to court again for this matter. The trail was continued again. Heather has been to court for 3 days now. Heather has submitted checks and proof of payment for the damage but we have not yet been awarded restitution. Heather can make recommendations to the Attorney General and she has said she would accept cleaning and community service in place of restitution. We have received a check for the Castle playground damage. Heather printed the damage from “Cam-the Spray painter” and she contacted the police twice and they never showed. Finally, she had the NCC head of police contact her, and they finally sent someone out. She gave them the entire packet of damage. The police did arrest him and he got out on \$100 bail and was charged with “Graffitiing” and a \$1000 fine and 250 hours of community service. The attorney general dropped the charges to a lesser crime and it was amended to “offensive

vandalizing” which comes to 40-hour community service and \$200 fine. Heather informed them it would cost \$3,000 to get the basketball court fixed and the parents went to clean the spray paint with bleach and the case has been continued.

Cameras:

At our last meeting, we had a Newark City police officer come and he contacted Heather after the meeting and said they have some new cameras recently and they seem to be working well. They got these wireless cameras and Heather printed out info to show the board. Heather is not sure if it is the right solution. The Raptor camera is the actual camera the police department has. When someone walks in front of the camera it will snap a picture and send it to your email or phone. The battery only lasts 3 months. Someone would have to manually go out there and take out the battery then charge it overnight. We could buy 2 batteries and rotate them. It does need data. You can buy a data card for \$40 per month. You would need a data card per unit. It's still photos and not recording. It does have night vision and the camera picture is very clear. It would have to be mounted to a pole and it is programmable. \$1391.00 for one unit. WE would put these at the playground/Basketball court. We also went over the RemoteStream technology camera. It keeps streaming and this unit is \$3000.00 and the battery life is terrible. Because it is live streaming and not photos you will need more data. The police do not think this camera was a good fit. We could go back to the drawing board or we can vote on the cameras we have. We have spent \$4500 to fix graffiti and damage. Courtney has suggested a deer camera, something that would cost less and we could buy at Walmart. Heather would like something more permanent. If it doesn't work, we could cut our losses at \$2 grand. But, we have spent so much to fix damage that the camera's make a good idea.

Heather makes a motion to buy 1 camera of the Raptor Wireless.

Zenobia Seconds

All in favor.

There were not any no's.

Gazebo:

The Gazebo is almost done just not the gold trim. We have an art student from Appo High who wants to do Gold freelance trim work. She will do some cursive “B's” on our gills. She is very talented and we would make a donation to her tuition/scholarship fund.

-The signs are approved, we are just waiting on the “proof” which is in the art department and once we get it, it will take 6-8 weeks to complete. We should have the new sign before the beginning of the New Year.

Playground Audit:

The audit was completed on May 26th and we have the inspection overview. Overall, we were very good. We had a couple 3's but mostly 5's. Cunningham (the Company that will be fixing the playground) will have an estimate on how much it will cost to bring the playground up to date. We have not spent money on the playground in a few years so now is the time to get the 3's fixed. The swings need to be replaced, but overall the playground is safe.

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 8:26 p.m.

Our next meeting will be October 12th, 2016 at Olive B. Loss Elementary Library.

Minutes submitted by: Alicia Diaz

Approved by: Heather McVey



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:

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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

- Appo school district is the fastest growing school district in the State of Delaware. From 2003-2014 the district has opened many schools to keep up with the rapid growth. They have always opened on time and on budget with the help of community members.
- There is a LOT of increase in the area, people are coming in due to the school district which has caused an explosive gain of students. The district added 766+ students in the last 2 years!
- The high school is overcrowded, there are about 35 students to one class. This has cause the school to purchase “modular” or portable classrooms. The district is spending \$975,000 just to sustain the modular classrooms which is locally funded (tax dollars).
- The district is proposing a capital referendum which includes 3 new schools and to rebuild, renovate and expand two more schools.
- They plan to build a Fairview Campus which would include a middle and high school and the space would be shared. The campus would also include a new Elementary school. This would be the State’s first K-12 campus.
- The referendum would rebuild Everett Meredith middle that has extensive repair issues and make it more efficient.
- The High school and the Middle school will have a shared space. The middle school children will not be in the same shared space (Library, nursing suite, guidance suite and cafeteria) as the high school children. The shared space would save on staffing pay.
- The Town of Whitehall has supplied the district with land and that would be used to build a new Elementary school.
- The referendum plans to add on 23.54 cent / \$100. If your home values at \$150,000= \$9.12/month, \$250,000 Market Value= \$15.20/month.
- Construction timeline plans to be done by 2022.

Tennis Courts:

Vicky has not heard anything from the company. It has been over 5 days since we sent a letter from our lawyer requesting a response. We are now taking the case to Chancery Court. The tennis courts need the cracks filled, new nets and new poles.

Street Repairs:

Earl Jacques has said there is some budget money to get street repairs; part if that is to cut out potholes and filling it in, the other part is filling the cracks with tar. The only bad part about the tar is that it leaves trails when stepped in or when someone rides their bike in it/on it. Homeowners are responsible for the sidewalks in front of their home. Curbs are not the homeowners’ responsibility, that’s DelDot/New Castle County; it’s not a big budget for that but they will fix it once it crumbles.

Glenn Memorial:

Ultra planted a new tree in between the Gazebo and pond. We are working on a plaque for the memorial. Earl Jacques and Bethany Hall-Long has agreed to paid for them. Jeff donated a white crate mural for the memorial.

Basketball Hoop Nets:

A resident fixed the nets and they are broken again. Heather proposes to replace and install metal/chain nets. They will look better and last longer.

Trash Cans:

We have trash cans that need to be replaced. About 3-4 of them need to be replaced. We should put big ones by the basketball courts. We do not want to put big ones all around because we have found that people will put their home trash in them. The Board has decided to go back to small ones. The trash cans would have to be ordered, we have called around and no one has them.

Sprinklers:

If you see anyone messing with the Sprinklers, they are winterizing them. The sprinklers will be running at some point to get them ready for the winter.

Broken Fencing:

Along Brennen BLVD. there is some vinyl fencing that has been broken due to wear and tear over time. Heather is volunteering Ernie to go over and pick up the pieces.

2017 Budget:

Closed to the public/Closed Session...

Questions and Answers:

One homeowner asked why do the lawn care people miss spots or not go over the areas they use to?

A- Every single year there is a new crew and you have to explain that they use to do this but now they don't. If she emails us we will take care of it. Go to our website and email us with specifics and we will let them know.

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[302.832.6170](tel:302.832.6170)

Adjournment: The meeting was adjourned at 8:32 p.m.

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

Minutes submitted by: Alicia Diaz

Approved by: Heather McVey



Meeting Minutes December 14th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:15 pm on December 14th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Vickie Coulter- Phillips

Rose Smith

Sehkar Artula

Zenobia Thompson

Gerri Thomas

Ernie Dempsey

Courtney Glasgow-Rinaldi

Guest speakers:

None present at this meeting ;

Street Repairs:

Earl would like to know what we have decided about putting tar in the cracks of the streets. The Board have all decided yes. Heather will email Earl and let him know that he has the okay to do the repairs on the road.

Tennis Courts:

Skipping tonight

Basketball Hoop Nets:

A very nice neighbor has replaced the nets again. We will hold off on the metal nets until the replacement nets are damaged or stolen/removed again. A Board member will go to Glasgow Park to see what kind of nets they have.

Broken Fencing:

Ernie has a list of all the all the broken fences and pieces. On Brennan there is a rail and a cross rail that needs to be replaced. There is an upright and edge of a fence that need replacing. Ernie has replaced the caps on all the fences.

Playground Updates:

All of our products are on order, a lot of the products had to be special made. Heather spoke with Mark and he says that we should be coming into cold weather soon and he will try to get the roll on stuff (A Teflon/rubber mixture) on the playground but he cannot make any guarantees. He can do the other stuff just not the recoating right now. He will replace the pins, swings and other equipment as it comes in.

Gazebo Lighting:

We all have said we want gazebo lighting. It is not as easy as we thought. If we do little solar lights, we will not see anything and it will not add protection or keep kids out. A low powered light will not work. Bright LED lights that stay on until Dawn would cost around \$5,000. Without having electricity, there is not a cheap way to add the lighting to the Gazebo. The bright lights are the real deal but they are expensive. We want to add lights to keep the Gazebo safe. Heather will get final pricing on dim all the time lights and the lights that shine bright when someone walks by.

2017 Budget:

The Board goes over the budget line by line and talk about what should be changed and what should stay the same.

Ernie makes a motion that we pass the budget.

Heather 2nds.

All in favor.

Questions and Answers:

None tonight.

Financial Info:

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**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 January 11th, 2016 at Olive B. Loss Elementary Library.

Minutes submitted by: Alicia Diaz

Approved by: Heather McVey