

Brandt Village HOA
Board Meeting
August 14, 2024
2301 Brandt Village

Members present: Martha Uhlir, President; Gail Hughes, Vice President; Andrew Shannon, Prestige Management; Bren Knox, Prestige Management; Linda Moon, Secretary

Residents present: Nurah Al-Qimlass, Candi Stephens, Lisa Al-Qimlass

Martha called the meeting to order at 6:02 p.m.

Homeowner/Residents Comments

Lisa reported (with photographs) the erosion problem that runs behind her unit, into the road, and down the hill to the overflow parking lot. It is especially problematic since Hurricane Debby brought large amounts of rainfall last week. Several ideas have been suggested to halt the erosion, but no solution has been implemented. Lisa brought a proposal from P&G Lawn Care & Landscaping LLC which outlines costs (\$4,100) for grading and layering rip rap. Additionally, Lisa agreed to assist with overseeing the project. Secondly, Lisa noted the erosion in front of her unit, causing cars in the parking lot to become dirty. She requested that landscape timbers be placed to prevent the spread of dirt into the parking lot.

Lastly, Lisa stated that BTL used the wrong kind of paint on the front door of #2320 and that the paint is now peeling. The storage door of #2319 also has paint peeling from it.

At 6:18, Martha called the board members meeting to order.

Nurah Al-Qimlass and Candi Stephens were introduced as residents that would be willing to serve the remainder of the terms for board members Jay Young and Matt Lovell, both of whom recently resigned from the board. After discussion and clarification, Nurah and Candi were informed that they were being asked to serve on the board until the annual meeting scheduled for October 23, 2024. At the annual meeting, they could be nominated for a two-year term on the board. The board members welcomed them to serve in this capacity, and they accepted.

Linda noted that the minutes from the April 24, 2024, board meeting were approved online shortly after the meeting. They are posted on Prestige Management's website.

Financial Report

The Financial Report Package for July 2024 was distributed at the meeting. It was stated that the checking account has roughly \$62,000 and that a raise in monthly dues would likely need to be considered. One of the larger recent expenses was the mulch that was distributed throughout the community. Linda raised a question about the \$500 of mulch placed at the playground. Because this additional expense was not formally approved by the board or by the board president, Andrew agreed to take care of this expense at Prestige.

Andrew asked if the board was ready to approve the Financials for July, but due to receiving the report at the meeting with no prior time to review it, it was agreed that board members could study the statement and vote later.

Several options for increasing the monthly dues were discussed, including a 5% increase, a 10% increase, and a 25% increase. That discussion was tabled, stating that the guidelines for increase needed to be verified in the

Homeowners Rules and Regulations. Gail and Nurah agreed to work with Prestige to develop a budget to present at the annual meeting in October.

Prestige Updates

Andrew addressed the repair list compiled by former board member Jay Young (2374) and himself. He stated that many ("most") of the issues had been resolved, but that he would contact Jay and specifically discuss/deal with the remaining issues at his unit.

Wilson Pest Control is looking into the growing population of fire ants within the community. Linda suggested that Nurah be the contact person for this service, as many of the mounds are located near her residence and the playground. Additionally, Nurah is able to identify several locations throughout the neighborhood where the ants have spread.

Gail stated that she had contacted DOT about the maintenance and upkeep of the property in between units 2323 and 2343. She is working to clarify DOT's responsibility for mowing and maintaining this land.

Andrew identified two dead trees on the property that need to be removed in the near future. Nurah made a motion to have the trees removed; Martha seconded the motion, and the motion carried.

The erosion issue presented by Lisa prior to the board meeting was discussed. Nurah made a motion to move forward with the grading and rip rap project; Gail seconded the motion and the motion carried.

Linda asked if Matt had checked the lighting at the mailbox kiosk near 2353. He did check it but was not sure if electricity could be restored in the current fixture. Linda also asked Andrew if he had checked the outdoor lighting at 2348, as requested at the last board meeting. He was not sure, so he agreed

to re-check it. Linda asked Martha if she had requested that Jay create a new Brandt Village map with residents' names and addresses; she had not yet made this request.

Linda noted that the pool season will soon be over and that residents needed to be informed of the last day. Nurah agreed to print and post signs with the closing date at the mailbox kiosks by August 27, which will provide a two-week notice.

Gail informed the board members that a resident was concerned about another resident who is renting out a room at his unit. In his complaint, he stated that this is forbidden in the Brandt Village CCRs. Gail agreed to further research the validity of this complaint.

Martha stated that a tent behind Gail's unit (2351) was set up without an architectural request. Bren suggested that Gail complete the form and then submit it to the board for approval.

Topics for the newsletter were discussed, including: 1) nominations for new board members to be voted upon at the October annual meeting, and 2) an announcement of the date, time, and location for the annual meeting.

There being no further business, Martha requested a motion to adjourn. Nurah made the motion and Gail seconded it. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Linda Moon, Secretary

Action Items:

- Andrew will cover the \$500 mulch expense at Prestige.

- Nurah and Gail will work with Prestige to develop a budget to present at the HOA Annual meeting on October 23, 2024.
- Andrew will connect with Jay Young to discuss the unresolved issues on the Consolidated Repair List they developed.
- Nurah will connect with Wilson Pest Control to show them where there are large concentrations of ant mounds in the community.
- Gail will work with DOT to clarify their responsibility for maintaining the property between 2323 and 2343.
- Andrew will check the outdoor lighting at 2348.
- Martha will ask Jay to create a new map of Brandt Village with residents' names and addresses labeled.
- Nurah will print notices of the pool closing date and post them at the mailbox kiosks by August 27.
- Gail will further research the complaint of a resident about another resident renting out a room at his unit.
- Gail will submit an Architectural Request for the tent that has been put up behind her unit.