

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: September 19, 2013
Session #7

Call to order: Lakeview at Brandywine HOA meeting was held at the community clubhouse located at 7405 Sudley Ave, Brandywine, MD 20613. The meeting convened at 8:00pm, Chairperson Tami Langhorne presiding.

Members in attendance:

1. Tami Langhorne- President
2. Lee Russ- Vice President
3. Sonya Anyaka-Secretary

Guest in attendance:

- Homeowners of the Lakeview at Brandywine Community

Approval of Agenda

Sonya Anyaka motion that the agenda be approved. Lee Russ second that motion. The motion was unanimously approved by the board and distributed.

Approval of Minutes

The minutes from the previous meeting on June 18, 2013 was unanimously approved by the board. The Board unanimously approved to put the June 18, 2013 minutes on the community website.

Open Session (3 min per homeowner)- homeowners expressed concerns about school buss pick up points. Second, wanted to know when the installation of “no soliciting” signs and other signs would be installed. Third, homeowners had a concern about mail theft. The Board advised homeowners that this issue should be reported to the postmaster general and place home surveillance cameras focused on the mailbox in an effort to catch the thief. Forth, homeowners requested a streetlight to be placed at the end of the corner of Owings and because the lighting is so poor and it is very dark causing a safety concern. Fifth, there is a concern about the lack of landscaping of the common area located on Owings Ave. Homeowners were advised of that particular area is owned by the developer and the board would report the issue to the developer and it is hopeful that this issue would be resolved as soon as possible.

No Open Issues

New Business- Chairperson Tami Langhorne advised homeowners of the various contracts to be negotiated. The Grounds committee gave an update on the landscaping contracts. The board unanimously agreed that Bayscapes landscaping company would be the best choice saving the

community approximated \$4,000. Greensweap Landscaping Company will be terminated when their contract ends. The cleaning company will remain in place due exceptional service that the board and homeowners are happy with.

- **Contracts-** Chairperson Tami Langhorne stated that the liability insurance was negotiated and all agreed with Nationwide saving the community approximately \$8,000 per year. Homeowners were advised that CMC service and cost is not affordable for the community. It was recommended that CMC be terminated immediately.
- **Signs-** dogs must be on leash and pick up poop- The board purchased 5 additional dog poop signs and stations. We have contacted the installer and we hope to have the signs up as soon as possible.
- **Ponds and Fountains** – Chairperson Tami Langhorne stated that both ponds and fountains have been turned over to the community and should be official by the end of October. Winterization and treatment of the ponds will continue. Homeowners suggest that the fountains be shut off and stored (Winterized) by November 1, 2013.
- **Bonds and Streets-** Bonds will not be released until all repairs have been completed. It was noted that the trees be under warranty. Once the bonds are released the roads will become public and anyone can park on our streets.
- **Budget Overview-** Treasure report. The community is on budget. Some items on the financial statement are in question and will be reviewed further. The delinquency has decreased from \$65, 000 to \$53,000.
- **Committee Report-** Social committee Fall party will be on October 31, 2013 from 6:30pm to 8pm. NWP is active and very vigilant.
- **Violation Letter Revision-** Letters have been backdated and inaccurate. Homeowners were advised that the letters will be reviewed for accuracy.
- **Clubhouse Repairs/Transition study-** A transition study was reviewed in June. Repairs listed on the study are in progress.
- **Phase III – Back of Nanjemoy Dr. trash build up etc...**Phase III is locate don Owings and in the back of Nanjemoy. Phase III is in negotiation – Nanjemoy Drive trash build up Accokeek LLC owns that property and they will send a crew to cut and clean the area.
- **Grill/picnic area removal or relocation-** tabled until further notice
- **Security-** proposal of gates at the entrance and clubhouse-Clubhouse gates was opposed by board members and homeowners
- **Clubhouse hour change-** Homeowners suggest that the clubhouse rental hours be changed from 5am to 11pm to 5am to 12 midnight. All Board members present voted and unanimously agreed and approved.
- **2014 Budget-** The goal is to not increase the monthly assessments for the upcoming fiscal year. A purposed budget will be presented to homeowners by the end of October.

End of Committees Final Report:

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Closed Session

Adjournment: The meeting was adjourned at **9:00 pm.**

Minutes submitted by: Sonya Anyaka-Secretary

Approved by: Board members Tami Langhorne, Lee Russ, Sonya Anyaka and Renee Salmond approved the June 18, 2013 meeting minutes. The minutes was approved unanimously and distributed.