

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: September 17th, 2014
Session #12

Call to order: The Annual Lakeview at Brandywine HOA meeting and Event was held at the community clubhouse located at 7405 Sudley Ave, Brandywine, MD 20613. The meeting convened at 6:00pm, Chairperson Tami Langhorne presiding.

Members in attendance:

1. Tami Langhorne- President
2. Sonya Anyaka-Vice President
3. Renee Salmond-Treasurer
4. Victoria Courtney-Secretary

Guest in attendance:

- Homeowners of the Lakeview at Brandywine Community
- Quality 1 Management Company, Paul Horton, Angel Barber
- Diane Trankle, Recording Secretary

Meeting Opened:

Paul Horton opened meeting, welcomed homeowners and explained the annual meeting and purpose, for homeowner to vote in a new HOA board of directors. Proof of quorum was immediately established for 20 percent representation which to included present homeowners and Developer's lots.

Mr. Horton explained the board would consist of 3 or 5 board members according to governing documents; motion made for 5 members, seconded, all ayes, no nays. Motion accepted for 5 members.

Mr. Horton explained board members could elect either 1 or 3 year staggered terms for initial vote; motion for 3 year staggered term vote, seconded, all ayes, no nays. Motion accepted for 3 year staggered terms.

Mr. Horton explained vote process, opened the floor for anyone wishing to put their name on the ballot for self-nomination. Justin Prevatte. Motion made to close floor, seconded. All members on ballot and Mr. Prevatte stood up and provided information on ourselves.

All ballots and proxies collected; votes tallied by Ms. Trankle.

While the votes were being tallied, Quality 1 provided information and then the floor was open to homeowners for question and answers.

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Mr. Horton re-introduced his staff (number of additional homeowners arrived since meeting started) and announced that Angel Barber, Quality 1 community representative, will be in the Clubhouse every other Wednesday, but declined to offer a set schedule given Ms. Barber's numerous other commitments. Mr. Horton gave a biography about himself and his company: manages 32 communities, most in PG County and DC, a single communities in ElkrIDGE and Queen Anne. He wants to limit his business to no more than 40 communities in order to keep the personal touch. He reinforced this is a partnership between the HOA and the management company. This is a big transition between the Developer to the HOA community. Once the transition is complete, Quality 1 will open their interactive website for community members which will contain information about community events, rules, and pay dues. Mr. Horton reminded and encouraged homeowners to get their contact information to his office.

Tami Langhorne provided information on the MD interchange. Reiterated the process that the Board was negotiating with the State and the initial offer was approximately \$40,000 for the land lease/purchase. The Board gave a counter-offer of \$80,000. The Board also just learned that the State is interested in parcel of land by the back pond. Ms. Langhorne brought up the fact that the Board is planning to support a petition for the homeowners to sign in order to alert the State for the need to maintain a way for people to cross Branch Avenue at the intersection of Accokeek Road and Branch Avenue.

Ms. Langhorne reiterated the budget that we have grown the budget from a zero-balance to an approx. \$60,000 surplus.

A homeowner wanted to know why the Board hired a new management company. Ms. Courtney stated CMC was not a good fit for our community, they were unresponsive and unprofessional and their fee structure was costing the HOA unnecessary money (nickel and dined each month for miscellaneous and administrative fees). CMC was no longer a full service management company and the Board had taken on the additional tasks of rendering all contracts. Mr. Horton reiterated Quality 1 was a full service management company with no hidden or burdensome administrative fees.

Architectural Covenants Committee (ACC): Mr. Horton reiterated documents submitted by homeowners for ACC changes needs to be accomplished in advance. Also mentioned daycares at Lakeview need to be fully licensed and have additional insurance.

Mr. Horton mentioned that our governing documents had limitations on commercial vehicles on the property.

Voting Results:

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At 6:51 pm Mr. Horton announced the Board of Directors and their terms: Tami Langhorne and Sonya Anyaka will serve a 3 year term; Renee Salmond and Victoria Courtney will serve a 2 year term; and Catrice Rivers will serve a 1 year term.

Open Discussion:

A homeowner inquired about payments – Quality 1 will begin to accept payments on 1 Nov; stipulated that even if homeowners paid additional funds to CMC, those funds would get transferred to Quality 1 and posted to the homeowners account. Checks and money orders should be made out to Lakeview at Brandywine HOA Inc.

Ms. Anyaka inquired to the homeowners present their thoughts on the new security. Positive comments included:

- Homeowner felt safer
- Less cars touring the neighborhood
- Likes sporadic times

Negative Comment:

- Does not like the security cars sitting idle in front of house with security lights on at Nanjemoy at Chaptico

Homeowner inquired about parking lot policy; noticed cars in the lot at 11 pm. Security approached the parked vehicle but the car did not move.

Ms. Anyaka informed homeowners that the Security patrol is required to scan their presence in various areas around the community as they patrol in order to verify their presence. A homeowner inquired about the number of guards and was informed our community has two security guards assigned to the property in order for them to become familiar; this was viewed as a positive. Ms. Anyaka also informed the homeowners the security patrols are on staggered shifts which; actual dates/times of patrol could not be revealed for security purposes.

One homeowner inquired why there was no fourth fountain in the front pond. Ms. Langhorne answered that the community needs to conserve resources and went with the three fountains. Perhaps next year or following Phase III additional fountains could be installed, to include the back pond.

Observation was made there is no Stop Sign at the construction area which comes out at Nanjemoy/Owings/Zekiah. The dump trucks are speeding out and this is dangerous to the children playing at the playground across the street. The homeowner wants the trucks to slow down.

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Observation: Pool table is leaning. Board noticed this and mentioned we need 6 strong men to lift it and correct the base.

Observation: Grill/Picnic Tables in wood line: Resolution was passed to remove the items out of the woodl ine but still uncertain where to relocate them.

Observation: Clubhouse parking lights out. Board will inquire for resolution.

Board reminded homeowners the Social Committee was meeting on Wednesday, 24 July at 6:30 pm to discuss Fall Party for the children.

Minutes submitted by: Victoria Courtney-Secretary

Approved by: Board members Tami Langhorne, Sonya Anyaka, Renee Salmond, Victoria Courtney, and Catrice Rivers approved the September 24, 2015 meeting minutes. The minutes were unanimously approved.