

VILLAGE OF BRANDYWINE ("VOB") CONDOMINIUM ASSOCIATION

Minutes of HOA Condominium Council Meeting

Thursday, December 18, 2014 7:00 p.m.

Community Clubhouse, 5801 Concord Pike, Wilmington, DE. 19803

Council Attendees: Ron Snyder, Leopoldo Camin, Robert Coulson, Pam Reimund, Robert Amster. First Service Residential Community Manager – Michael Schoenbeck

- I. Meeting was called to order at 7:00 p.m.
- II. Minutes of the previous Council meeting on November 20, 2014 were not available to approve. A motion was made, seconded and carried to approve the Minutes from the November 16, 2014 Meeting of the Unit Owners.

III. Election of Officers:

- A motion was made, seconded, and carried to elect the members of Council to the following positions:
 - Ron Snyder – President
 - Robert Coulson – Vice President
 - Leopoldo Camin – Treasurer
 - Robert Amster – Secretary
 - Pam Reimund – Member at large

IV. Property Management Report:

- No current delinquencies
- Exterior termite inspection of all Units completed with no evidence of termites. Verbal proposal received from MidAtlantic Pest to provide one year termite treatment plan at a cost of \$35 per Unit which would cover any termite treatments should the community develop a problem within the next year.
- 119 units have settled as of 12/12/14. 9 units with no one 55 or older, 14 units with more than 2 occupants, and 0 units with occupants under the age of 18. Census forms received from all but 6 owners.

V. Liaison Committee Reports:

- Council considered an architectural modification request from 343 Cassell Ct. to construct a porch roof on the Unit. The decision was tabled and the Governance Committee was assigned the task of determining whether this improvement would be considered a common element or limited common element and whether the Unit

Owner or Association would be responsible for maintenance of the improvement in the future.

- Leo Camin submitted a proposal to renew two of four CDs scheduled to mature in January 2015 and to cash out one CD. He also proposed that the Council open two additional CDs using funds from the cashed out CD and operating account. Ron Snyder motioned to vote by email within the week so that members of Council would have an opportunity to review the proposal in detail. Robert Amster seconded, and the motion was carried.
- Council discussed a meeting between Ron Snyder and Kevin Mclaughlin regarding a partial transition agreement with McKee A motion was made, seconded and carried to table a Council vote and hold an Open Forum for the Unit Owners at the next Council meeting to discuss this agreement.

VI. Old Business:

- Council voted via email – and approved the installation of an awning at 360 Cassell Ct.
- Council voted via email and approved to engage Frank Hajek & Associates, PA to perform annual audit and tax preparation.

VII. Adjournment:

- There being no further business brought forth to discuss, a motion to adjourn the meeting was presented by Ron Snyder. Seconded by Bob Coulson. Meeting was adjourned at 920pm.

Next Meeting: Thursday, January 15, 2015 @ 7:00 p.m.