

**Minutes of the October 13, 2005, Board Meeting of the
Brookeville Farms Homeowners Association
Longwood Recreation Center**

[Approved by the Board at its December 2005 meeting.]

Board Members present: Lisa Barksdale, Mike Wiercinski, David Sager, John O'Loughlin, Tim O'Connell, Dave O'Bryan, Mark Wesolowski.

Board Members absent: Kerry Hemphill, Art Levine.

Homeowners present: Peter Schmidt.

Call to Order: Meeting was called to order at 7:00 pm by Mike Wiercinski with six Directors present. One Director arrived later.

Secretary's Report: The Board reviewed and approved the minutes of the June Board meeting. There was no quorum at the September meeting, which had been moved from August because of vacations, so no business was transacted. The Association's attorney has filed a lien on the property of a member who has failed to pay annual assessments for the past three years. John will follow up with the attorney on next steps.

Treasurer's Report: The Board reviewed budget, cash flow, and year-to-date expenses. With the increases in trash removal and landscaping costs, there is a modest amount of money available this year for maintenance projects that were not provided for in the original approved budget. Following discussion of the condition of fences and street trees, the Board adopted a motion (7-0-0) that it would obtain estimates for (1) removing, repairing, and staining the fences extending from the east entrance on Bordly Drive, (2) thinning out the white pine trees in the eastern entrance that are too close together, and (3) have the information available for consideration by the Board at the December meeting. Mike reminded the Board that his term expires in early 2006 and that the Board might want to consider retaining a management or accounting firm if nobody volunteers to handle the Association's bookkeeping, which he has done for the past three years.

Committee Reports:

- Architectural. David Sager reported that some routine approvals had been granted, including two pools.
- Landscaping. Dave O'Bryan will follow up with Chrysa Thear and Gwen Crane regarding warranties on trees planted by Todd Greenstone. Todd recommends waiting until spring before replacing the dead willow oaks on Lubar Drive. The Board discussed switching to a more hearty species for that street, but the consensus was that it would be more cost-effective to replace only the dead trees rather than the entire street. Dave is

seeking additional members for the landscaping committee.

- Communication. David Sager offered to draft and lay out another issue of the newsletter. John reported that the “new neighbor welcome letter” was delivered to the Jorgansens and that it is ready to go, with minor revisions, for any new neighbors moving into the neighborhood.

Old Business:

- Street lights all are working. The County recently replaced the missing street signs and speed limit signs along Bordly Drive.

New Business:

- The Board discussed the provisions in the Covenants prohibiting the parking of commercial trucks in the neighborhood. John will follow up with specific neighbors regarding complaints.

Adjourn: The meeting was adjourned at approximately 8:30pm. The next meeting of the Board is scheduled for 7:00pm, December 8, 2005, at the Longwood Recreation Center.