

The Farm at Brunswick

HOA Open Board Meeting

March 20, 2025 – Amenity Center

Meeting was called to order at 6:00n PM

Introduction of Board Members – Lou Howe, Bruce LoBuono, Bill Bullock, Peg Smith, Jeannette DAbbondanza

Liaison Reports –

Lou as Liaison to Social Committee reported that the Bad Leprechaun event was nicely attended and everyone had a good time. Social Committee has scheduled their Yard Sale for Saturday, April 26th with a rain date of April 27th between 8 AM and 1 PM. Also, next Pelicans game is scheduled for April 24th. Fliers will be published on the PMC website.

Bill Bullock as Liaison to Grounds committee reported that they have many projects they are looking to accomplish. One of which is clearing the Nature Trail – watch for fliers calling for community help!

Bruce Lobuono as Liaison to ARC reported they had 4 applications – 3 were approved and 1 declined.

Financial Committee is waiting to receive the Audit for their review.

Communications Committee is suspended – as the duties have changed.

Compliance is now directly in the hands of the Management Company.

Approval of previous minutes – Jeannette reported forwarding December 2024 and February 2025 minutes to Board members for review...requested motion to Accept made by Bruce LoBuono and seconded by Peg Smith...Unanimously approved – will be forwarded to Kyle for inclusion on the website.

Financial Report – Lou requested a motion to tentatively approve financials from October, November and December 2024 pending final audit – Jeannette made a motion, seconded by Bruce, unanimously approved until final audit.

January and February 2025 financials were presented by Kyle Priestley with the caveat that they have just recently received the 1.7 million from AAM which should not have taken 3

months to get. Currently, the financials that will be seen by the community on the webpage will look a bit different than what was seen from AAM as their accounting practices are different – PMC is working on splitting out into 3 separate categories of Master, Glens and Orchards.

New Business – Orchards had dead shrubs which needed to be removed and a decorative fence has been put up to provide privacy as well as shielding residents from headlights going directly into their homes. Landscaping will be installed in the coming weeks to complete the look. This brought up a question from the community if the decorative fencing will now be allowed on members property...it will not be as this was on open space not private property.

New fence installation at Cobblers Circle and Farm Lake and a gravel parking lot to support 4 or 5 vehicles will be installed at that location.

Clean-out at the entrance to the Orchards on both sides will be done in the near future which also is part of the creek overgrowth clean out.

Treen trimming along Carolina Farms Boulevard

Clean-out of Shingle Tree Canal of all garbage and debris (light cleaning)

Looking into how to move away from installation of pine straw in the community in most places and switch over to mulch. This brought discussion from members of the community as mulch cost more.

Board is considering proposals for new landscaping on both sides of the parking lot entrance.

Old Business – Pool Deck has been completed – if you have not had a chance to see it, please take a look before leaving. We will be getting new signs for the pool area – many are required – to more uniform looking and more substantial material to last several years. The pool will open April 15th...we are thinking about a preview of the new area the preceeding Saturday – April 11th with a Grand Re-opening Celebration. Also, you will notice that the holly tree that was starting to block the pool gate has been removed as well as the dead foliage – it has been replaced with new plantings.

The Board has received the draft of the new Reserve Study, however there are several areas that need explanation and hopefully correction that we are meeting with the company that did the study to explain. After we are in agreement with the study we will release to the community on the website.

We have not as yet received the Certificate of Occupancy for the Clubhouse...awaiting the Fire Marshall review and Town review since they have gotten the Blueprints of the building.

The Rule change that was sent out prior to this meeting as required by the Rules and Regulations was presented and up for discussion. Discussions and exchanges were shared to provide clarity to those present.

Carol praised the Grounds Committee for their efforts and added we are looking forward to their Spring Decorations.

Meeting adjourned at 8:05 PM

Submitted by Jeannette D'Abbondanza