

**BRANDYWINE CONDOMINIUM ASSOCIATION, INC.
DOCUMENTS & POLICY MEETING MINUTES**

Date: February 12, 2013

Location: Brandywine Hall

Committee Members Present: Bob Gerwig, Chairman
Ken Mitchell
Bob O’Keeffe
Jack Sheils

Committee Members Absent: Mary Ann Halbert

Owners Present: There were 9 Unit Owners present.

Community Association Manager: Chip Blunt

Call to Order: The meeting was called to order by the Bob Gerwig, Chairman at 4:00pm. A quorum was verified.

New Business

Becker & Poliakoff The Committee reviewed the lengthy legal opinion from Becker & Poliakoff regarding the Regulations of Clothesline. There were four (4) possible solutions described. The Committee decided the suggestion “Do Nothing” was the best alternative. While people may not like the appearance, it would be a legitimate business decision in light of the legal questions presented. It was suggested that when laundry is hung out on the common elements, the Manager will write a letter to the resident stating that laundry cannot be hung on the common elements. No vote was necessary.

Guest Policy The Committee reviewed the existing “Blue Book” Guest Policy dated February 1977. There will be two (2) changes to the policy, but only paragraph #1 will be recommended today. Paragraph #1 will read: ~~Two~~ (2) Resident guests are permitted to attend or participate in all on-site Brandywine activities. By proper motion by Mr. O’Keeffe, seconded by Mr. Gerwig, it was unanimously recommended the Board approves the above verbiage.

Date of Next Committee Meeting: March 12, 2013 at 4:00pm in the Brandywine Hall.

Adjournment: By proper motion, the meeting was adjourned at 5:05pm.

Submitted:

*These minutes have been respectfully submitted to the Documents & Policy Committee for review by
Chip Blunt.*

Chairman of Documents & Policy Committee

Date

Print Name

DRAFT