

**BRANDERMILL COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**July 5, 2016**

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1. Call Board Meeting to Order – The July 5, 2016 BCA Board of Directors Meeting was called to order by President Charlie Davis at 7:00 PM at The Brandermill Church Fellowship Hall, 4500 Millridge Parkway, Midlothian, VA 23112. Directors Charlie Davis, Bob Friedel, Frances Hillman, Ann Hunt, Tony Nardella, and Greg Pearson, Acting Community Manager Al Raimo, and Recorder Judy Agee were present. Director Bob Gregory participated by telephone.
2. Director Hunt led the meeting with the Pledge of Allegiance.
3. Approval of Agenda  
MOTION: Director Nardella moved to approve the Agenda, as amended to include Chris Winslow, Clover Hill Supervisor, to speak next before Consideration of Minutes.  
MOTION SECONDED: Director Pearson  
MOTION CARRIED: Unanimously approved.

President Davis introduced a special guest who was in attendance. Christopher Winslow, Chesterfield County Board of Supervisor for Clover Hill District, thanked the BCA Board of Directors for the opportunity to speak regarding the proposed Waterford Water Park. Mr. Winslow noted that Gloria Freye, Chesterfield County Planning Commissioner for Clover Hill District, has been active in discussions with the developer in regard to the noise and traffic studies. Mr. Winslow reported the county has asked the developer to include building the proposed exit ramp off Rt. 288 onto Genito Road with their proffering in their filing with the Planning Commission. Final approval may take up to 3 to 5 years since they have to go through VDOT and Commonwealth Transportation Board. A noise study has been commissioned by the developer using the location of the proposed amphitheater directed toward the speedway to determine the impact at different locations near the Park, including the Brandermill area. Mr. Winslow noted the county has reviewed the health concerns reported at the whitewater rafting park in North Carolina which includes the water quality testing performed at that location. For safety reasons, this information was compared to the testing done at local pools and other park areas with water rides. Mr. Winslow was reaching out to his counterparts in Mecklenburg County, NC to determine what Chesterfield County may want to do if the Park is approved.

President Davis thanked Mr. Winslow for his updated information regarding the proposed Waterford Water Park. Director Pearson thanked Mr. Winslow for sharing the information on phasing in the turn lanes, water quality concerns and noises and traffic studies. Directors Pearson and Hillman commented to Mr. Winslow they would like to have answers from the county government officials to the revised set of 15 questions that were submitted by the BCA Board. Director Friedel noted his concern that inadequate water quality procedures used by the developer of the North Carolina facility resulted in the death of a young lady from amoebic meningitis because they only monitored their water quality once per week, compared to our once per hour schedule at our pools. Friedel encouraged Mr. Winslow and the entire Board of Supervisors to have the Virginia Board of Health and the County establish the standard inspection routine that will be used at this local facility and that it be monitored closely so that Chesterfield does not have an

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epidemic. Director Pearson asked that any requests for information for Mr. Winslow be sent to Al Raimo, Acting Community Manager.

4. Consideration of Minutes for Meeting of June 6, 2016

MOTION: Director Hillman moved to approve the Minutes of the Board of Directors Meeting of June 6, 2016, as amended.

MOTION SECONDED: Director Nardella

MOTION CARRIED: Unanimously approved.

5. Member Voice -- There were no speakers.

6. Reports & Appointments

A. President - President Davis announced the formation of a Task Force Search Committee to lead the hiring process for the vacancy created by the departure of the Community Manager, John Bailey, who left the BCA on June 30. Mr. Davis appointed Directors Friedel, Hunt and Pearson to this Task Force, which will provide a report at the August board meeting outlining the proposed hiring process to be used.

Prior to the meeting, a presentation was given to Brandermill resident, Abby Nunes, this year's recipient of the BCA Student Scholarship. BCA Board President Davis presented a Resolution recognizing Abby's community service and congratulated her on her accomplishments and commitment to the Brandermill Community. A check was presented by Ms. Diane Smith, Chesterfield County School Board member for the Clover Hill District, and Mrs. Dianne Cardea, Co-chairperson of the Brandermill Education Ambassadors, who recognized Abby for serving the Brandermill Community and wished her well in her college pursuits this fall at Virginia Tech. Also in attendance were Abby's parents and last year's scholarship recipient, Matthew Rock.

President Davis recognized the St. Ledger's Pool lifeguard staff who assisted in the near drowning incident that occurred the morning of June 21, along with two managers with Swim Club Management. The staff provided CPR, 911 was called, and the child was taken to Chippenham Hospital for observation and had no serious side effects. The action taken by the staff gave indication of their excellent training program that helped save his life.

B. First Vice-President - First Vice-President Pearson reported the Communications & Marketing Committee will meet July 7 at 4 PM at the BCA Office Conference Room to consider how to proceed on a possible new web site. Director Pearson also reported the Board will consider during Executive Session a contract for an Employee Pay and Benefit study

C. Treasurer -

MOTION: Treasurer Friedel moved to affirm the Finance Committee's selection of Dr. John Cardea as the Chair of the Finance Committee.

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MOTION SECONDED: Director Hillman  
MOTION CARRIED: Unanimously approved.

Treasurer Friedel and Acting Community Manager Raimo reported the BCA received payment for liens placed on a property that recently sold at auction as initiated by Chesterfield County Treasurer's office for back taxes received. The BCA had docketed liens for litigation expenses and back assessments and was awarded over \$19,000 as part of the proceeds of the auction.

Treasurer Friedel announced the BCA has received Audit Report for the recent 2015 audit. The audit firm suggested that this report be kept confidential and shared only with the BCA Board; however, the Board agreed this report would be made available to any member who requests to review. The report will remain at the BCA office. Director Hillman noted after her review this audit report is a good report.

D. Members of the Board -

-Director Hunt noted Channel 6 announced the still-unsolved tragedy of celebratory gunfire killing Brandon Mackey 3 years ago. She reported that participants at the rescheduled fireworks scheduled on July 9 can add their artistic talent to the coloring book pages provided by The Art Factory in Market Square and noted the finished art work will be displayed at the BCA pools.

President Davis reported the fireworks have been rescheduled to July 9 at 9:15 PM and noted traffic will be restricted to Brandermill residents only on Millridge Parkway to allow only Brandermill residents and their guests travel into Sunday Park and that no parking will be allowed along the Millridge Parkway by order of Chesterfield County Fire Marshall as a condition for the permit for the Brandermill fireworks.

E. Community Manager - Acting Community Manager Raimo reported that Holliday Corporation was looking to submit final approval requests to the ARB for the development of the former Brandermill Inn property and can then proceed for final county approval.

Director Hillman asked for an update on the estimates that were reported to be forthcoming for the marina repairs. Acting Community Manager Raimo explained that the bid process was ongoing for the marina renovation and expects to have the final bids very soon. The Board asked that Raimo seek to get these bids quickly so that a final contractor selection could be made and work could commence in August.

F. Committees - Appointments, Reports, and Requested Board Action - There were no other reports.

7. Executive Session

MOTION: Director Hunt moved to enter into executive session according to Section 55-

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510.1.C of the Virginia Property Owners Association Act for the purpose of discussing contractual, personnel and legal matters.

MOTION SECONDED: Director Pearson

MOTION CARRIED: Unanimously approved.

8. Return to Open Session -

MOTION: Director Pearson moved to change the title of the vacancy from Community Manager to General Manager.

MOTION SECONDED: Director Hunt

MOTION CARRIED: Unanimously approved.

MOTION: President Davis moved to engage the firm "Titan Group" to conduct a Personnel Pay and Employee Benefit Survey.

MOTION SECONDED: Director Hunt

MOTION CARRIED: Unanimously approved.

9. Adjournment - President Davis adjourned the meeting at 9:20 PM.

Submitted by:

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Charlie Davis, President  
Board of Directors  
Brandermill Community Assoc., Inc.

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Alexander Raimo  
Acting Community Manager/Secretary  
Brandermill Community Assoc., Inc.