

BRANDYWINE HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 37 DELEON SPRINGS, FLORIDA 32130

Minutes of the 34th Annual General Membership Meeting, held on Thursday, November 4th, 2010 at 7:30 PM at the Deland Conference And Business Center.

CALL TO ORDER-The meeting was called to order at 7:30 PM by President Ken Jonas

INTRODUCTION OF DIRECTORS-President Jonas introduced the Board members.

ESTABLISHMENT OF A QUORUM-A quorum was established having 80 members represented either in person or by proxy.

PROOF OF NOTICE-Secretary Valerie Morse read the proof of notice, verifying that notice of the meeting was mailed or hand delivered to all members at their last known address.

ROLL CALL-Board members present were Jonas, Schrader, Morse, Gindl, Stone and Myers. Absent was Director Salem.

READING OF THE MINUTES-Nancy Jonas read the minutes from the 2009 General Meeting. Motion was made by Jan Collins and seconded by Mike Frey to approve the minutes as read. Carried.

COMMITTEE REPORTS

FINANCIAL-Treasurer Myers reported that 2009-2010 was once again a successful year financially, with revenue exceeding expenses by \$1300.00. He also noted that one area that exceeded budgeted expense was for legal services due to the high number of delinquent accounts. He reported that we currently have 10 properties delinquent in paying first quarter dues in addition to 2 properties delinquent on fourth quarter dues and that we have 8 liens filed, three of which are in foreclosure and two are in bankruptcy for a total of \$5300.98 in maintenance fees, late fees and interest owed. Myers went on to report we currently have total assets of \$61,287.79 and a Reserve Fund balance of \$15,839.18.

Myers thanked Al Sirutis for his continued work maintaining our Data Base and Janice Gindl for her assistance with Accounts Payable.

Paul Lanning, 2828 Concord Rd., asked how many vacant properties there are in Brandywine. Myers responded we have no way of tracking such data.

Dave Detwiler, 2919 Revere Place, asked the status of the Mallards payment of maintenance fees. Myers responded that the Mallards are current and went on to explain that they are billed annually and pay upon receipt of invoice.

Phil Sheak, 960 Kings Mountain Road, asked about the number of foreclosures. Myers reiterated that we currently have three properties in foreclosure and two in bankruptcy.

Paul Lanning, 2820 Concord Rd., asked about the status of 1002 Valley Forge Rd.

Director Schrader responded it is once again in foreclosure and reported on the Board's

efforts to address the situation by contacting Volusia County Code Enforcement to point out safety hazards. They responded that the mortgage holder had agreed to keep the grounds mowed and were investigating alternatives to resolve our concerns. This response was approximately six months ago and no decision as yet.

GROUNDS AND MAINTENANCE- Jonas reported there was the usual maintenance of sprinklers, fountains, and etc. He also reported the fountains are currently shut down due to low water level. He went on to report we are about to undertake repairs on the foot bridge and asked anyone interested in helping to please contact him. Jonas also thanked Jim Schrader for all his help again this year.

Paul Lanning, 2828 Concord Rd., asked about a no outlet sign for Concord Rd. Jonas suggested he contact Volusia County Road and Bridge to request such. Lanning also asked about shopping center storm water runoff into our ponds. Jonas responded they are within the County guidelines.

Bruce Jackson, 2635 Concord Rd., asked what may be causing the pond levels to be so low. Jonas responded the water table has receded due to extremely dry conditions.

LAWN CARE AND BEAUTIFICATION- Morse reported on several ongoing projects. She also reported that Clean Cuts Lawn Care has been doing a much better job maintaining our common areas.

Jan Collins, 2846 Shenandoah Road, thanked Valerie for her continued vigilance. Everything is looking quite nice.

ARB/TREE REMOVAL-Stone reported on a fairly busy year and reviewed a form that he has developed to make it simpler for both the property owner and the HOA in handling ARB requests.

STORAGE FACILITY-Schrader reported we have come a long way in the past couple years. We have gone from several derelict and unregistered vehicles to every vehicle having current registrations. He went on to report we only have one vehicle owner who has not met the requirements for storage lot use by being delinquent in payment of maintenance fees. This situation is currently being addressed.

RULES ENFORCEMENT-Jonas thanked all the residents of Brandywine who follow the rules. He reported a few of the usual violations had been addressed with generally satisfactory results.

NEIGHBORHOOD WATCH-Morse reported that after a few delays due to E-Mail account problems, the neighborhood watch is up and running. She asked everyone to remain vigilant, as there have been several reported break-ins this past year. She urged everyone to sign up for updates via our e-mail account.

Dick Fletcher, 1057 Valley Forge Rd., urged all residents to take advantage of the Volusia County Sheriff's Citizen Patrol free service to check on your home when out of town. All it takes is to fill out a simple form available at their office and they will check daily. Jonas talked about ADT solicitors being witnessed in Brandywine. He asked that, if anyone is contacted by these people, please forward any information they may receive to

any director. This information can then be forwarded to ADT corporate, who has promised to assist in stopping such solicitation.

WELCOMING-Myers reported that Carol Snyder has been doing a great job of greeting all known new owners or renters and providing them with a welcoming packet.

WEB SITE / E-MAIL-Myers reported our Web Site at www.brandywinedeland.com has a lot of good information about our community. He urged all residents to check it out. He went on to report we currently have 112 residents signed up to receive updates from the HOA via e-mail. If you have not yet signed up, he suggested you do so at bhoadeland@yahoo.com.

PRESIDENT'S COMMENTS-President Jonas thanked all the Directors for all their help during the past year. He also reminded all in attendance how the duties of the Board has changed due to the difficult economic climate and how this may effect the manner in which the Board conducts business.

OLD BUSINESS-No old business

NEW BUSINESS-

Jon Graham, 1045 Burgoyne Rd., asked about rumors that the Tennis Club is for sale. Schrader responded that it has been for sale for quite some time. He and Jonas also reported that the Board had addressed some concerns while under new club management, which have been resolved and the club has since returned to owner-management. Paul Lanning, 2828 Concord Rd., asked about the property adjacent to the Tennis Club. Jonas responded there are no known plans for that property and it is still on the market to the best of our knowledge.

Mrs. Paul Lanning, 2828 Concord Rd., asked if the Board could assist in educating our residents in regards to walking on the correct side of the road, so as to be facing traffic as per Florida law. She urged this in view of several recent pedestrian accidents in the news and personal experience of witnessing pedestrians using the wrong side of the road. Jonas responded we would try to include such info in future e-mail alerts or news letters. Cecil Morse, 800 Freemans Farm Road, questioned the value of doing a letter writing campaign to Volusia County in regards to repaving of roads in Brandywine. Jonas commented it may be beneficial, but any efforts may be futile in view of current economic conditions. Jonas said that he would compose a follow up letter to last year's request and that any resident who wishes may also contact Volusia Road and Bridge.

NOMINATING COMMITTEE-Morse reported the committee had placed the names of Liliane Benucci and Diane Hill in nomination for Director. As there are three vacancies on the Board, she urged nominations from the floor. Upon opening of nominations from the floor, Jim Schrader nominated Larry Alonzo, who accepted the nomination and gave a brief history of his qualifications. Jan Collins moved that nominations be closed, seconded by Mrs. Paul Lanning. Carried.

Dave Detwiler moved to elect the slate of nominees as presented by acclamation, seconded by Jan Collins. Carried.

GOOD OF THE ORDER-Jeanette Schrader thanked Ken Jonas for all of his efforts on behalf of the HOA.

Janice Gindl thanked Jim and Jeanette Schrader for all their help in the past. Jonas assured everyone that they will still see Jim out helping around the community as he has agreed to stay active on several committees.

ADJOURNMENT-Dave Detwiler moved, Larry Alonzo seconded to adjourn the meeting. Carried.

Respectively submitted, Nancy Jonas, Recording Secretary.