

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

Minutes of the 35<sup>th</sup> Annual General Membership Meeting, held on Thursday, November 3, 2011 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 Bill Stone.

INTRODUCTION OF DIRECTORS-President Jonas introduced the Board members.

ESTABLISHMENT OF A QUORUM-A quorum was established having 87 members represented either in person or by proxy.

PROOF OF NOTICE-Secretary Liliane Benucci 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 Stone, Jonas, Gindl, Benucci, Alonzo, and Myers.

READING OF THE MINUTES- Liliane Benucci read the minutes from the 2010 General Meeting. Motion was made by Jim Schrader and seconded by Al Sirutis to approve the minutes as read. Carried.

### **COMMITTEE REPORTS**

FINANCIAL-Treasurer Myers reported that 2010-2011 was once again a successful year financially, with revenue exceeding expenses by \$5,403.16. One area where we were under budget was electric (\$2841.13) due to the water level being too low to run the fountains. He also noted that one area that exceeded budgeted expense was for common area improvements due to the \$6,818 cost to replace the 18" storm water pipe from Village Green Road to Pond #2. He reported that we currently have four properties delinquent in paying first quarter dues and that we have six liens filed, three of which are in foreclosure and one in bankruptcy for. We also have four vacant properties, three of which have liens filed.

### **GROUND AND MAINTENANCE/LAWNCARE & BEAUTIFICATION COMMITTEES**

Because these two committees work together, Jonas combined the report of activity for the past year. It has been a good year as we have accomplished about all that the budget would allow for the year. Jonas thanked Jim Schrader, Bill Stone, and Dick Fletcher for their help in replacing the top rail and one rotted-off post on the long bridge on the walking trail. He also thanked Dewey and Nancy Parks for the use of the trailer for this project – it made life much easier! Some of the salvaged lumber from that project was then used to build a retaining wall on the Valley Forge Road North cul-de-sac. This project gives vehicles more room to make the turn without running over the plantings. Thanks to Mike and Karen Frey for providing the electricity (and humor) for this project.

Jonas indicated that we also did some planting and made some irrigation changes to the 15A entrance. Thanks to the Mallards Apartments for allowing us to hook into their irrigation line to provide water to the plantings at our Brandywine sign on the northeast corner.

Jonas reported that by far the biggest project of the year was the replacement of the 18" storm water pipe from Village Green Road to Pond #2. The old galvanized steel pipe rotted out and has been replaced with a new plastic pipe. Jonas thanked to Jim and Bill again for handling the many complications that arose while he was out of town. This project was a perfect example of the necessity to maintain a reserve fund, as this was a budget breaker to the tune of over \$6,500. The reserve fund saved everyone from an assessment!

Speaking of the ponds, Jonas stated that it is good to see the water levels back up so we can enjoy the fountains again! Many of you expressed disappointment when they were shut down, but it was absolutely necessary to avoid costly repairs to the pumps had they sucked up mud off of the bottom! We have also changed pond maintenance companies – it is now being provided by Lake Doctors, Inc., at a cost of less than half of the former provider after a proposed price increase.

Some of you who use the storage lot have undoubtedly noticed the great improvement created by the removal of all the brush and vines that had grown over the fence, as well as areas of the lot. This was accomplished through the hard work provided by three young volunteers, as well as Jim, Bill, Lorin, and Ken, over a three day period this summer. The three young volunteers were from out of town and were part of a large Catholic Church group that came into DeLand to provide community service to many projects in our area. Also thanks to Clean Cuts for providing one of the trailers used on this project!

Jonas reported that Clean Cuts did a good job of cleaning up our common areas this spring and mulching most of the cul-de-sacs. One area they worked on was along Brandywine Road near Valley Forge Road. They cut the brush, which had grown up under the large oak tree there, and had provided cover for at least one vagrant that we know of. We then placed a park bench at that location, as well as across the street for you to enjoy while out for a walk! Thanks to the Novacks of 2765 Saratoga Place for donating the benches!

Some of our cul-de-sacs have experienced rather severe damage, due in part to the garbage trucks trying to negotiate the turn. We met with our service provider and they have instructed their drivers to back down the street, rather than try to make the turn on Lexington, Valley Forge (north) and Concord Roads. This seems to be working well and if you live on the cul-de-sac of one of these streets you can help out by placing your trash and recyclables in front of the cul-de-sac to make it easier for the trash men to pick up.

While on the subject of cul-de-sacs, we have done some improvements to the plantings on a couple of them and thanks to the neighbors surrounding the Shenandoah Road cul-de-sac for adopting theirs and doing a beautiful job with it! We hope to tackle a couple more of them this year, as the budget allows, but if you live near a cul-de-sac, why not follow their lead and get together with your neighbors to spruce it up? Not only will you enjoy the improvement, but so will everyone in Brandywine!

Other than dealing with the usual irrigation leaks, graffiti, some attacking ground bees in one of the cul-de-sacs and installing about a dozen signs reminding dog owners to clean up after their pets, Jonas remarked that this pretty much outlines what we have accomplished in 2011!

Congratulations to the following residences who have earned the Beautification Award during the past year:

Neighbors of the Shenandoah Road cul-de-sac  
1040 Valley Forge Road  
329 Lafayette Place  
1110 Burgoyne Road  
2705 Burgoyne Place  
1027 Valley Forge Road

If you would like to nominate someone who you think deserves the Award, please call Jonas or drop him an email.

### **ARB/TREE REMOVAL**

This past year the Architectural Review Board received 23 requests for home improvement or tree removal. 22 of the requests were approved and one was denied. Stone reminded everyone that you need approval to remove any tree over 6" in diameter or to make any exterior home improvements. The ARB form is available on our web site under "documents and forms."

### **STORAGE FACILITY**

Stone reported that we currently have 26 units actively using the storage lot. There are three units with expired tags, but all other units are in full compliance. The storage lot is free and is available to all members in good standing for the storage of their boats, RVs, and utility trailers.

### **RULES ENFORCEMENT**

Hill thanked all the residents of Brandywine who follow the rules set in place. She reported a few of the usual violations had been addressed with generally satisfactory results. Approximately 28 letters were sent. Hill also reported that several phone calls were made to the Volusia County Code Enforcement office to report infractions within their domain.

### **NEIGHBORHOOD WATCH**

Benucci reported that due to personnel cutbacks and job consolidations our contact with the Sheriff's Office Community Service Sergeant has been limited. You are reminded to continue to be mindful of your surroundings and report any suspicious activity to the Sheriff's Office at 736-5999. Most of the incidents reported this year have occurred at the Mallards.

### **WEB SITE / E-MAIL**

Stone reported that we contacted Tinker Graphics to develop a community web site. The hope was to have a convenient place for our members to go to see our association documents, download forms, and

get up-to-date information about our neighborhood. He feels the site does this very well and urges everyone to check it out and see if it accomplishes our goals. Stone added that the board would welcome input on anything that might make the site better or more useful. The web site address is [www.brandywinedelandhoa.com](http://www.brandywinedelandhoa.com).

### **PRESIDENT'S COMMENTS**

President Stone thanked all the Directors for all their help during the past year and gave a special thanks to Janice Gindl, who retired from her position on the board. Stone presented Gindl with a card and flowers.

**OLD BUSINESS** – No old business

**NEW BUSINESS** – Mention was made that the owner of the Brandywine Tennis Club had passed away and that there was a potential buyer, but no further information was available.

Mike Frey, owner of the business center, spoke about a new venture they are starting, which will offer opportunities for our homeless county residents to secure employment, etc., through training and counseling services.

Mike also asked for a moment of silence to honor Jeanette Schrader, who passed away this year.

**ADJOURNMENT**- Jim Schrader moved, Al Sirutis seconded to adjourn the meeting at 8:20 pm. Carried.

Respectfully submitted, Liliane Benucci, Recording Secretary.