

Brandywine Homeowners Association, Inc.
P.O. Box 37, DeLeon Springs, Florida 32130

Minutes of the Regular Board meeting of April 8, 2014

Call to Order: The meeting was called to order by President Weber at 7:00 pm.

Roll Call: - Directors Weber, Hill, Myers, and Benucci were present. Directors Rabits and Marshall were absent.

Residents Kathleen Kirby, Bo Greene, and Shirley & Jim Williams were present.

Minutes: Motion by Myers, seconded by Hill to accept the March Board Meeting Minutes. Carried.

Resident Kathleen Kirby addressed the Board regarding her concern that the for-sale sign in front of her house was not visible from Brandywine road. Mrs. Kirby requested that the Board approve her realtor putting a sign on the right-of-way so the information would be more visible to through traffic. Mrs. Kirby suggested that requests for additional signs should be handled on a case-by-case basis, much like ARB requests.

President Weber explained to Mrs. Kirby that the one-sign per property rule is in the HOA's Covenants and Restrictions and a vote of all the residents would have to be held before it could be changed. President Weber also explained that one concern for allowing multiple for-sale signs was that Brandywine Road would become cluttered with signage.

Mrs. Kirby informed the Board that she would speak to her realtor regarding her home's visibility and get back to the Board if it was warranted.

COMMITTEE REPORTS:

Financial/Membership:

Financial: Myers reported the following:

- ✓ The finance committee met on April 2, 2014.
- ✓ Review of last month and current monthly expenses.

Membership: Myers reported that one closing was completed the last month and one closing is scheduled for this month.

Collections: Myers reviewed the collections and summary report and reported the following:

- ✓ There is a foreclosure sale scheduled for April 14th.
- ✓ Third quarter reminder letters will go out around April 12th; 26 properties are late with third quarter payments
- ✓ The three properties on a payment plan are up to date.
- ✓ One claim of lien was recorded last month.

ARB: Marshall's report indicated the following:

- ✓ A request for tree removal on Concord Road was approved by Marshall and Schrader.
- ✓ Tree removal completed at two locations on Village Green Rd was approved by Marshall and Schrader.
- ✓ Request for tree trim on Lancaster Rd. Letter was sent to inquirer that the ARB does not require permission for trimming, only removal.
- ✓ Storage shed on Freeman's Farm Road is completed and had final inspection. Permit is on file.

Lawn Care & Beautification: Benucci reported that the Beautification Award for the Month of March was given to Ken and Nancy Jonas of 2800 Trenton Place.

Grounds & Maintenance: Jonas submitted the following via email:

- ✓ Jonas, Cress, Schrader, and Marshall replaced three of the 6 x 6 posts and a couple more of the worse deck boards. Total cost to the HOA was only \$144.54, thanks to the donation of all of the labor, the use of Schrader's trailer and the use of Jonas' generator and tools.
- ✓ Weber gave an update on recent Clean Cuts work.

Storage Lot: Schrader reported via email that as of this date there are 19 units in storage and that there are no apparent violations.

Rules Enforcement: Hill reported that one non-compliance letter was sent out this month. There was discussion regarding general/routing upkeep of lawns and houses as there appear to be several that could use some attention. Residents not cleaning up after their dogs continues to be a problem.

Planning Committee: Nothing to report.

Welcoming Committee: Weber welcomed Carol Meyer of Valley Forge Road and David & Mary Cisco of N. Saratoga Road.

Communications: Myers reported the following:

- ✓ Routine updates were made to the website.
- ✓ Nothing to report on email or criminal activity.
- ✓ Myers and Weber attended the Clayton & McCullough Seminar on March 29th, 2014.
- ✓ The components for the July mailing were discussed.

OLD BUSINESS:

- ✓ Myers went over the preliminary 2014-2015 budget. This budget will be reviewed every month, with updated projections being given in May or June.

NEW BUSINESS:

- ✓ **Request for additional for sale sign on Brandywine Road:** (discussed at the beginning of the meeting).
- ✓ **Muscovy Duck Removal:** There was discussion regarding whether or not the Brandywine Homeowner's Association would be willing to incur half the expense of safely relocating the ducks. Myers moved to share ½ the expense with the Condo Association, there was no second so the motion died.

Adjournment: Moved by Myers, seconded by Hill 8:23pm. Carried. The next Board meeting will be held on May 13, 2014 at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary