

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

Minutes of the Regular Board meeting of April 9, 2013

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

Roll Call: - Directors Jonas, Alonzo, Weber, Myers, Hill, Fletcher, and Benucci were present.

Member Lilliann Alonzo attended the meeting.

Minutes: Motion by Myers, seconded by Hill to accept March minutes as presented. Carried.

Correspondence: Correspondence was received from Marilyn Lanning regarding posting of the approved Board minutes.

COMMITTEE REPORTS:

Financial/Membership:

Financial: Fletcher once again reported that we closed out the quarter with substantial cash on hand and significant reserves. We are beginning our third quarter with significant cash available. We have a CD maturing in May and this should be sufficient to support our cash needs for the next quarter.

- ✓ We are continuing to monitor the water bills and as of the most recent billing they are returning to normal year over year.
- ✓ The second cut at the 2013 2014 budget will be discussed under New Business.

Collections:

- ✓ We now have seven liens, plus the government-owned house and one lien pending for a small amount. One of the properties with a lien is now in foreclosure and another is slated for sale in June.
- ✓ We have begun a new quarter on April 1. As of today, 31 properties are in arrears on their dues, in addition to the properties with liens. Myers will send reminder letters on Monday, April 15, to those still in arrears at that time.

Grounds & Maintenance:

- ✓ Jonas reported that he and Schrader did some revamping of the irrigation in the area near the condo exit road to provide better coverage per the Condo Association request. Total cost was \$37.52.
- ✓ They also replaced one sprinkler head and repaired a broken pipe at the Route 15 entrance.
- ✓ Jonas contacted FDOT concerning a dead tree within the Route 17 right-of-way, just north of Brandywine Road and they have removed it per his request.

Lawn Care & Beautification:

- ✓ Jonas reported that the Condo Association has started planting ground cover near the exit road as per their plan reported last month, so we will be running the irrigation in that area as needed until the new plants become established.

- ✓ The Beautification Award was placed at the newly-renovated retention area for a couple of weeks in March and the photo was placed on the website to make residents aware of our accomplishment.
- ✓ The Beautification Award has now been awarded to the Trombley residence at 2734 N. Saratoga Road for the month of April.

Storage Lot: Schrader reported that as of this date there were 16 units in the storage facility.

Activity is as follows:

- ✓ The Apache pop-up camper was removed on 3/20/13.
- ✓ The Clean Cuts trailer has been removed.
- ✓ A pontoon boat trailer has a flat tire. The owner was notified via email on 3/28/13.

There are no other violations at this time.

ARB: Alonzo reported there were two requests this month – one for a tree removal and one to repaint a house/trim. Both were approved.

Rules Enforcement: Hill reported that no violation letters went out this month. Discussion continued regarding trash receptacles being left in front of houses, in spite of the fact that the covenants specifically state they shall be kept out of sight. This will be readdressed in the July newsletter.

Web Site: Myers reported monthly updates were made in March.

Neighborhood Watch: Benucci had nothing to report. There were a couple of incident reports that Myers mentioned in an email to the residents.

Welcoming Committee: Weber stated that a welcome packet hand delivered to new owners George and Nancy Marshall on Lancaster Road.

Planning Committee: Last month the County told Fletcher they foresaw three possible actions regarding the house being rebuilt on Valley Forge Road:

1. Owner completes the project with a new timetable (emphasis on the exterior)
2. County demolishes the structure
3. County forecloses on the property (County takes possession)

The County has not shared all of their thoughts about where to go with us, but this morning (4/9/13) Fletcher received a short email from Don Vancini, the chief building official, stating that the owner has told them construction work will resume this Wednesday (4/10/13). Fletcher asked to be provided a new schedule and details.

Bylaws & CCRs: Myers reported the committee met on 3/19/13 at Jim Schrader's house. Myers, Fletcher, Schrader, and Sanborn were present, Jonas was absent. After some discussion the general consensus was that it may not be reasonable to amend the voting provision (to amend governing documents) below a simple majority based on the total membership and there are currently no major reasons to amend the documents.

OLD BUSINESS:

None.

NEW BUSINESS:

Budget: Discussion regarding the proposed new budget for 2013 – 2014. In anticipation of a possible price hike the budget for annual grounds maintenance was increased by \$225. In order to offset this increase, the reserve fund budget was decreased by \$225. Discussions will continue until the budget is approved in August.

Affidavit of Good Moral Character: The Board discussed requiring all board members to fill out an Affidavit of Good Moral Character. Florida State Statute states that “HOA members convicted of a felony cannot serve on the board until five years after their civil rights have been restored.” This affidavit would merely attest that the member was not, in fact, a convicted felon and, if they were, that it had been five years since their civil rights were restored. Benucci said she would provide the form.

Adjournment: Moved by Alonzo, seconded by Myers to adjourn at 7:46pm. Carried. The next meeting will be held on May 14, 2013.

Respectfully Submitted: Liliane Benucci – Recording Secretary