

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

Minutes of the Regular Board meeting of August 9, 2011.

**Call to Order:** The meeting was called to order by President Stone at 7:05 pm.

**Roll Call:** Directors Stone, Hill, Alonzo, Myers, Gindl, and Benucci were present. Director Ken Jonas was absent.

Members Jim Schrader and Rene Weber were present.

**Minutes:** Motion by Benucci, seconded by Alonzo to accept minutes as amended.

**Correspondence:** Nothing to report.

**COMMITTEE REPORTS:**

**Financial:** Myers reported that we have hit our revenue budget for the year.

We have four liens filed and five properties were turned over to the attorney for 4<sup>th</sup> quarter dues arrears. They will have 45 days to respond before a lien is filed.

We had one closing last month –2834 Concord Road.

**Grounds & Maintenance:** There was some washout around the newly installed culvert between ponds 1 & 2 due to the heavy rains last month. Additional cement bags were added at the pond 2 opening and dirt was used to fill in areas near pond 1. The total cost was \$10.55. Also, because of the rains, the pumps at ponds 2 & 3 have been turned back on.

**Lawn Care & Beautification:** Nothing new to report – an update will be provided by Director Jonas upon his return from vacation.

**Storage Lot:** Currently all units are in compliance with storage lot rules. The two units that had expired tags are now up to date.

**ARB:** There was one request this month for tree removal at 831 Freemans Farm Road on 7/18/11. The request was approved and returned on 7/22/11.

**Rules Enforcement:** Hill reported that we continue to experience various violations, most of which consist of unmowed yards and trash not placed for collection. There is also a boat parked on the street, which Stone will address. All outstanding issues continue to be addressed.

**Web Site & E-Mail:** The web site is closer to becoming a reality. A picture layout of the page was emailed to Stone, who shared it with the board. There was discussion as to exactly what should be on the web site and a calendar, meeting minutes, newsworthy items, and other items of community interest were suggested. The Board will make recommendations after the final mock-up is available.

Neighborhood Watch: Nothing new to report.

**OLD BUSINESS:**

Accounting: – Quick Books Pro was purchased for \$179.99 + tax. Discussion continued regarding the necessity for a paid bookkeeper. It was agreed that a full understanding of Brandywine's financials would be necessary before the new software could be implemented. The board will continue to review this important matter until an acceptable solution is reached.

2011 Annual Meeting: Nothing new to report – the meeting will take place on November 3, 2011, as previously stated. Gindl will handle sign-in and registration.

2011 – 2012 Budget: Myers made a presentation of the proposed budget. After a motion by Alonzo and second by Gindl to accept the budget, the Board unanimously approved it.

**NEW BUSINESS:**

Because we will have several vacancies on the Board for the upcoming year, a nominating committee was appointed as follows:

Director Stone (co-chair)

Director Gindl (co-chair)

Director Myers

Director Jonas

Adjournment: Moved by Myers, seconded by Alonzo to adjourn at 8:45pm. Carried. The next meeting will be held on September 13, 2011, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary