

Brandywine Homeowners Association, Inc.
 Board of Directors Meeting Minutes
 Condo Clubhouse
 4/11/2023

Call to Order:

- at 7:00 PM
- by Stanley Wickett

Verification of Quorum:

- 5 of 5 Board Members in attendance.
- Liliane Benucci, Kenneth DeForest, Cheryl Johnson, Daniel Perez, Stanley Wickett

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 3/14/2023 as Submitted.
 - By: Liliane Benucci
 - 2nd by: Kenneth DeForest
 - Vote: Unanimous by Members Present
-

Committee Reports

- **Report: Committee Reports**

Beautification Award this month to Ken DeForest
 Communication, grounds, violations and ARB reported with little activity

New Business

- **Report: Pipe Update**

Still working on quotes. Have contacted a few companies but none that either do that work or want to take it on.

- **Report: Attorney Update: Condo Response**

HOA attorney is still doing research to find original documents with supporting verbiage. Latest found so far was 2006 that referred to older documents.

- **Report: Attorney Update: Tennis Facility**

Attorney Mark Watts with Cobb Cole who represents the buyer of this facility brought an update. No longer looking to do storage facility and only thing would be an assisted living facility and potential park area. Would need to amend the HOA documents for this to get approved for zoning purposes. One of the sections limits what can go on it. Would require 75% approval. Attorney office will work with HOA on this process.

- **Report: Next Meeting**

Special Meeting on April 18th at 6 PM with Condo board to discuss their proposal concerning HOA fees
 Next Board Meeting on May 9th at 7 PM
 Both in condo clubhouse.

Adjournment:

- Motion to adjourn at 7:52 PM by Liliane Benucci
- 2nd by Cheryl Johnson
- Vote: Unanimous by Members Present

