

Brandywine Homeowners Association, Inc.
 Board of Directors Meeting Minutes
 Condo Clubhouse
 5/9/2023

Call to Order:

- at 7:01 PM
- by Stanley Wickett

Verification of Quorum:

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

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Special Meeting minutes from 4/18/2023 as Submitted.
- By: Liliane Benucci
- 2nd by: Cheryl Johnson
- Vote: Unanimous by Members Present

- Motion to approve the previous Board of Directors Meeting minutes from 4/11/2023 as Submitted.
- By: Liliane Benucci
- 2nd by: Kenneth DeForest
- Vote: Unanimous by Members Present

Old Business

- **Report: Pipe Update**

Storm drain pipe appears to be responsibility of the county. Glen to meet with them but they have owned it is theirs. Waiting to get final word on repair process.

- **Report: Attorney Update: Condo**

Waiting to hear final feedback from HOA attorney on next steps

New Business

- **Discussion: Association Calendar Items**

Reviewed document that outlines items to be accomplished throughout the year. August meeting will be to approve budget. Glen to have budget by July meeting to discuss. Mail meeting notice for August meeting 2-4 weeks in advance since budget to be approved. August 8 Meeting date

- **Motion: Shed Specs**

Updated document from ARB committee was presented to the board with edits. Document was approved. Will be finalized by ARB committee and then will be mailed to community.

- By: Liliane Benucci
- 2nd by: Kenneth DeForest
- Vote: Unanimous by Members Present

- **Discussion: ARB Applications**

Board concurred with Tisa's plan for how to handle ARB applications:

1. Portal: will have link from community website
2. Emailed
3. Mailed



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• **Discussion: Grounds Committee Landscape List**

17 cul-de-sacs with most needing work. Will check landscaper contract and forward to Mike at Clean Cuts. Considering options for the future for these areas as there is not water on the islands of the cul-de-sac.

• **Discussion: Next Meeting**

Tuesday, June 13, 2023, 7 PM Condo Clubhouse

Adjournment:

- Motion to adjourn at 8:00 PM by Liliane Benucci
- 2nd by Kenneth DeForest
- Vote: Unanimous by Members Present

