

Brandywine Homeowners Association, Inc.
 Board of Directors Meeting Minutes
 Clubhouse
 9/12/2023

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 8/8/2023 as Submitted.
 - By: Stanley Wickett
 - 2nd by: Liliane Benucci
 - Vote: Unanimous by Members Present
-

Old Business

- **Report: Update on Condo Proposal**

Letter sent to condo association with what HOA board has agreed to going forward concerning percentage of budget that the condo association will pay annually.

- **Report: Bridge Update**

Approval still with county. Need one more sign off from fire department

New Business

- **Report: Welcome Committee Ideas**

Board was presented with the New Owners Packet that SMC sends out. Contemplating adding something more personal for when the community has new owners move in.

- **Discussion: Violations**

Discussed an email received by management and forwarded to board from an owner concerning 1051 and 1012 Valley Forge and trailers they may be storing in their fenced yard. In neither case can this be viewed from the street and we have no proof it is happening. The decision was made to not proceed at this time with any type of enforcement based on not being able to visually see or document an actual violation.

Letters going to 2856 Shenendoah to replace fence, to 1012 Valley Forge about removing trees without ARC approval and let them know about storage lot. Will escalate 1015 W. Village Green to atty for sheet used as window cover

- **Discussion: Next Meeting**

Tuesday, October 10 at 7 PM at condo clubhouse

Adjournment:

- Motion to adjourn at 8:34 PM by Liliane Benucci
- 2nd by Kenneth DeForest
- Vote: Unanimous by Members Present

