

**Brandywine Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Condo Clubhouse**  
**3/12/2024**

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**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 2/13/2024 as Submitted.
  - By: Liliane Benucci
  - 2nd by: Kenneth DeForest
  - Vote: Unanimous by Members Present
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**Old Business**

- **Report: Old Business**

1. 1002 Valley Forge outstanding HOA dues: pending with attorney
2. Retention Pond Erosion on Valley Forge: resolved at this time with landscaper mowing the concerning area
3. Finalized HOA/Condo agreement: pending with attorney
4. Storm Drainage System/Plan: ongoing, working on mtg with the county, looking into dredging of the ponds

**New Business**

- **Discussion: Airbnb Business**

Sending letter to owner currently running an ad on Airbnb to cease and desist this practice as businesses are not to be run from homes and documents state only for residential

- **Discussion: Violations**

Discussed sending letters for the For Sale and For Rent Signs that are on common property  
 Discussed sending a letter for fence on Yorktown that has no ARC and not proper type of fence

- **Discussion: Next Board Meeting**

Tuesday, April 9, 2024, Condo Clubhouse

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**Adjournment**

- Motion to adjourn at 7:43 PM by Liliane Benucci
- 2nd by Kenneth DeForest
- Vote: Unanimous by Members Present

