

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

Minutes of the Regular Board meeting of February 14, 2012

**Call to Order:** The meeting was called to order by President Stone at 7:00 pm.

**Roll Call:** Directors Stone, Hill, Jonas, Myers, Fletcher, Alonzo, and Benucci were present. Member Nancy Jonas was present.

**Minutes:** Motion by Myers, seconded by Fletcher to accept minutes as presented. Carried.

**Correspondence:** Jonas commented that he had received compliments from a resident regarding the cleaning of the sidewalks.

**COMMITTEE REPORTS:**

**Financial/Membership:** Fletcher advised that we have seven total liens as of February 1, 2012. Twenty reminder letters were sent out January 11<sup>th</sup> for 2<sup>nd</sup> quarter dues. Five members are still in arrears for the second quarter, and three demand letters have been sent. The remaining two letters were not sent due to a pending sale contract and pending contact of multiple owners of the residence.

We have new owners at 1055 Burgoyne Road. Stone will make contact to introduce himself and answer any questions about the association.

Expense account 801 – Legal – costs are running over budget due to liens and demand letters, some carried over from last year. Currently only \$35.44 out of \$877.94 ytd charges are for services other than recompensable liens or demand letters.

One \$5,000, 24 month CD was purchased on January 20, 2012.

**Grounds & Maintenance:** Both fountains have now been shut down due to the low water levels in the ponds.

All of the concrete sidewalks and the wooden bridge on the walking trail have been pressure washed and look very nice! Thanks to Schrader and Stone for their help with this project, which took the better part of two days.

Schrader and Jonas met with the Volusia County Enforcement Officer and the Operations Manager from Republic Services in regards to the trash and recycling trucks driving over the plants on some of our cul de sacs and going the wrong way on a one-way street in the condo area. Hopefully we should not experience any more such problems, but we will see.

**Lawn Care & Beautification:** The Beautification Award sign has been repaired and spruced up a bit; however, we have not awarded it to a deserving residence yet.

Clean Cuts has requested to do some rather severe trimming to the long hedge along Brandywine Road to narrow it up a bit, as it has become too wide to reach the center. We agree it needs to be brought back under control, and Jonas has sent letters to all the residents whose property abuts the hedge, explaining what we are going to do in advance. This will allow time for spring growth to reestablish as soon as possible after trimming.

After discussing the Lexington Road cul de sac with a couple of the residents who live at that location, Jonas has instructed Clean Cuts to go ahead and cut back the hedge there, which has become extremely tall, to approximately two feet in height. Hopefully it will reestablish itself and then can be maintained at a manageable height. We can then proceed to repair damage caused by the trucks at that location.

Jonas has also instructed Clean Cuts to remove the mostly dead bushes from the cul de sac at the end of Kings Mountain Road in preparation to replant that location. Exactly what we will plant there has not been determined yet and is open for suggestions.

**Storage Lot:** There were no units added or deleted from the storage lot. Six units in the lot have expired license plates and one unit is missing a license plate. All of these owners have been notified about updating their vehicle's registrations.

**ARB:** The ARB had only one request last month: 2655 Concord Road asked to replace some rotted siding, install new windows, repaint the entire exterior of the house and install two vents on the garage gables. The request for the improvements was approved.

**Rules Enforcement:** One letter was sent out regarding a long-term disabled vehicle. There continue to be minor violations, mostly disabled vehicles, which will all be receiving letters, and a couch that is waiting to be picked up by Republic.

**Web Site & E-Mail:** The website was updated with the approved minutes from the December meeting. A note was added, asking if anyone was interested in helping with any of the HOA maintenance project. Contact was listed as Bill Stone, Jim Schrader, and Ken Jonas. Old events were deleted and new events added. The Beautification Award lists that the Beautification Award sign is being beautified, so no award was given for January.

**Welcoming Committee:** There were no new owners welcomed since our last meeting.

**Neighborhood Watch:** Fletcher received block captain information from Valerie Morse.

## **OLD BUSINESS:**

None discussed.

## **NEW BUSINESS:**

**Annual Yard Sale:** Hill reported that arrangements have been made to advertise in the Penny Saver (they will need a check before publication) and the News Journal (they will bill us). We will also be advertising in the DeLand Beacon, Craigs List and Benucci said she would put an ad in the County Employee's on-line marketplace.

**Walking Trail Sealant:** It has been 5-6 years since the walking trail between the bridge and Lafayette Place has been replaced and it is starting to show some wear. Fine Line Striping and Sealing was contacted by Jonas and they quoted \$350 to seal the entire trail. Jonas moved and Benucci seconded to accept the quote. Carried unanimously.

**New Committee/Planning Committee:** In light of the proposed new multi unit rental community that Novelle Properties is pitching, Fletcher proposed the Board establish a new committee to keep abreast of any new developments. Fletcher will write a letter to the County Planning Department to inform them that we want to be kept in the loop regarding this community, as we are certainly an interested party.

**Mallard's Contract:** Myers brought up that the Facilities Maintenance Agreement with the Mallard's Apartments will automatically renew on Jan. 1, 2015 for 10 more years if neither party attempts to renegotiate.

**Estoppel Certificate Fee:** Myers indicated that he has prepared an unusual number of these certificates recently (ten in the past three months). The question arose as to whether or not we should charge a fee for these and, if so, how much. Myers will research to see how much other associations charge.

**Purchase/Sale Disclosure Summary:** Myers presented a form that he wished to put on the website regarding a Purchase/Sale Disclosure Summary that must be presented to any buyer, informing them that they are, in fact, purchasing a home in a development that has an HOA. Alonzo said that the Realtor is required to have this information for the buyer/seller with all the other residence-related documents.

**Adjournment:** Moved by Alonzo, seconded by Stone to adjourn at 8:25pm. Carried. The next meeting will be held on March 13, 2012, at 7:00 pm.

**Respectfully Submitted:** Liliane Benucci – Recording Secretary.