

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

Minutes of the Regular Board meeting of February 11, 2014

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

**Roll Call:** - Directors Myers, Marshall, Hill, Weber, and Benucci were present. Director Rabits was absent. Resident Eddie Cress attended the meeting.

**Minutes:** Motion by Myers, seconded by Hill to accept the January Board Meeting Minutes. Carried.

**COMMITTEE REPORTS:**

**Financial/Membership:**

**Financial:** Myers reported the following:

- ✓ The finance committee met on February 3, 2014.
- ✓ One CD was redeemed and one 18-month CD was purchased in January 2014.
- ✓ Review of last month and current monthly expenses.

**Membership:** Myers reported that one property closed in January 2014.

**ARB:** Marshall reported the following:

- ✓ A new roof was installed on Saratoga Road, permit is on file, and the job was reviewed by Marshall and Jonas. The roof is completed.
- ✓ A fence on Lancaster Road was completed, no permit was required. The job was reviewed by Marshall and Jonas.
- ✓ Marshall and Jonas reviewed ARB request for the following jobs not yet completed:
  - Shed on Freeman's Farm Road – shed is framed but no permits on file yet.
  - Re-roof on Burgoyne Road – job hasn't started, no permits yet.
  - Lancaster Road fence installation – no permit, not yet started.
- ✓ Jonas and Schrader reviewed the following ARB Request:
  - Lancaster Road – flower bed retaining wall, no permit required, not completed.

**Lawn Care & Beautification:** Benucci reported that the Beautification Award for the Month of January was awarded to the Arnold residence at 825 Lancaster Road.

**Grounds & Maintenance:** Jonas submitted the following via email:

- ✓ Jonas and Schrader repaired the fountain float on the large fountain, which was listing badly to one side. Total time spent and donated to the HOA was four hours and total cost of supplies and mileage was \$17.56.
  - Per HOA rules, the board voted (Myers moved and Benucci seconded) to approve the \$17.56 budget overage to repair the fountain float on the large fountain.

- ✓ Jonas, Schrader and Cress re-leveled the block portion of the walking train which was becoming hazardous for those using it. Total time donated to the HOA was eight hours and total cost of supplies and mileage was \$31.02. One Half day use of Schrader's trailer was also donated.
- ✓ Jonas stated that they still plan on replacing the rotted timber on the bridge within the next couple of weeks and have discussed pressure cleaning the sidewalks again. He believes the cost can be well under the \$300 figure. It will involve rental of the scrubber and the pressure washer, plus some expense for chlorine and gasoline to run the washer, plus mileage.
- ✓ The Board also voted (Marshall moved and Myers seconded) to approve up to \$300 more in expenditures for Fountain Maintenance & Repair, since we are already over budget. This will alleviate the necessity to go through the approval process every time a small expenditure is made.

**Storage Lot:** No report.

**Rules Enforcement:** Hill reported that no non-compliance letters were sent out this month. There was discussion regarding general/routing upkeep of lawns and houses as there appear to be several that could use some attention.

**Planning Committee:** Weber reported that on January 14, 2014, the Volusia County Code Enforcement Board filed to foreclose on a code enforcement lien against the problem property.

**Communications:** Myers reported the following:

- ✓ Routine updates were made to the website. Myers is planning to add the date of the budget meeting in August to Upcoming Events.
- ✓ The January newsletter was mailed to all members, plus 20 tenants.
- ✓ There were no crimes reported in Brandywine or the Mallards for the last three months.

**Welcoming Committee:** Weber reported that Holly Birnie of Concord Road was welcomed.

**OLD BUSINESS:** After reviewing three bids for the Brandywine Landscaping contract, the Board voted unanimously to renew our contract with Clean Cuts.

**NEW BUSINESS:**

- ✓ Hill reported that the annual Garage Sale, set for March 8, 2014, will be advertised in the News-Journal, the Beacon, the Pennysaver, and Craigslist.
- ✓ Myers reported that he will start looking into getting an appraisal of the Brandywine property, as we are unsure if our insurance policy is sufficient/appropriate.
- ✓ Myers mentioned that there are several walking paths within Brandywine that are not developed and suggested that perhaps this was something the Board could look into pursuing. It was decided to address this at a later date.

**Adjournment:** Moved by Myers, seconded by Hill at 8:30pm. Carried. The next Board meeting will be held on March 11, 2014 at 7:00 pm.

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