

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

Minutes of the Regular Board meeting of January 8, 2013

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

Roll Call: - Directors Jonas, Alonzo, Weber, Myers, Hill, Fletcher, and Benucci were present.

Member Lilliann Alonzo attended the meeting.

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

Correspondence: Jonas received a letter from a company offering a landscaping contract.

COMMITTEE REPORTS:

Financial/Membership:

Financial: Fletcher noted that we closed out the quarter with substantial cash on hand and significant reserves. We have one reserve CD for \$3,000 coming due this month, which we will roll into reserve checking to provide funds for the pond 1 clean-out. We are operating well within budget for the first quarter months of our fiscal year.

We have been experiencing some high water bills on one meter the last few months. Myers has questioned the city about these and has yet to receive a satisfactory answer. We are going to wait one more cycle and then go to the city utility department with six months of bills and ask for an explanation.

Collections: Fletcher indicated there were two outstanding demand letters from last quarter; one was paid in full. The other demand was not paid and as of January 2, 2013, a lien was filed on that property. We now have seven liens plus the government-owned house, and the total value of these delinquencies is approximately \$9,400. This figure includes \$262.50 previously booked under general legal expenses, which has now been moved to the account of the member.

- ✓ Second quarter reminder letters will be sent out by Myers on January 14th; as of today, January 8th, 38 members are in arrears for second quarter dues.
- ✓ The annual Mallards bill was sent to the new owners for \$1,384.17 and is due on February 1, 2013.
- ✓ Myers investigated a **business reply mail** permit from the post office. Annual cost of the permit is \$190 for up to 890 replies plus envelope printing and actual postage (first class + .71). This cost seems excessive, especially since there is no assurance that the envelopes will even be used. It was suggested that perhaps an enveloped that is rubber-stamped with the HOA address could be added. Discussion will continue, as this is not a pressing matter.

Grounds & Maintenance:

- ✓ Jonas reported two streetlights out to Progress Energy. Both are in the center boulevard at the Route 17 entrance.

Lawn Care & Beautification:

- ✓ The Christmas decorations have been taken down and packed away for another year.
- ✓ The Beautification Award is still on hold until the yards start to recover from the recent frosts. Right now everything is pretty brown looking.
- ✓ It was suggested that perhaps next year an award be given for best Holiday decorations. This will be revisited.

Storage Lot: Schrader reported that as of this date there were 22 units in the storage facility.

Violations activity is as follows:

- ✓ The van which was reported in violation last month has been removed.
- ✓ The utility trailer without a license plate as reported last month was sent an email on 1/5/13.
- ✓ A boat trailer with a suspect license was sent a letter on 1/5/13. It was later learned that the license was, in fact, valid.
- ✓ Two boats and trailers belong to a former owner/resident will be removed shortly.
- ✓ A pop-up camper with three violations was sent a letter on 1/7/13.

ARB: Alonzo reported there was one request this month from 2712 Burgoyne Road to put up a shed. Request was approved, provided the County issues a building permit.

Rules Enforcement: Hill reported that no violation letters were sent out this past month.

Web Site: Updates were made to the New Member's List, Monthly Meeting, and Board Minutes. The revised Welcome letter was added.

Myers discussed possibly removing the "Things to Do" section and replacing it with the following:

- ✓ Dues Payment Schedules
- ✓ Message Regarding Walking Towards Traffic
- ✓ 30 MPH Posted Speed Limit
- ✓ Both Owners and Tenants Needing to Follow Rules

The Board agreed these would all be good topics.

Neighborhood Watch: There will be a meeting on January 10, 2013 at 7:00 pm at the Clubhouse with all block captains and Sgt James Day of the Volusia County Sheriff's Office.

Welcoming Committee: Weber noted that the following new residents were welcomed:

- ✓ Ron and Ann Edwards – Charleston Place (owners)
- ✓ Elaine Clark – Lancaster Road (owner)
- ✓ Jack and Barbara Watson – Burgoyne Place (owners)
- ✓ Tracy Williams – Burgoyne Place (renter)

Planning Committee:

- ✓ Fletcher spoke with the Chief Building Official on January 8th, and he was assured that the County is checking the progress on the “blue tarp house” daily. So far work is close to the schedule. The really significant work actually starts this week with installation of a new roof.
- ✓ The large property at the Highway 17 entrance is scheduled for auction sale on January 24th. This property was previously approved for a 36 unit development. We will stay in contact with the County Planning Department about this property so that we will have input into any site planning in the future.

Garage Sale: Hill reported that information regarding the Garage Sale (March 9, 2013) has already been listed in Craig’s List and will be listed again next month. We will also advertise in the local papers as we have done in previous years, but won’t do that until February.

Bylaws & CCRs: No report. There was some discussion regarding the possibility of providing Bylaws & CCRs to renters as well as non-resident owners. The Board agreed it is important to make renters aware of these to ensure that no violations occur.

OLD BUSINESS:

Fletcher moved and Benucci seconded to amend a previous motion regarding foreclosure actions that may occur between board meetings. The previous statement mentioned the three responsible parties by name, and the motion to supersede this is as follows: ***Decisions regarding foreclosures between monthly meetings may be made by at least two of the following three officers: President, Vice President, and Treasurer.*** Using titles instead of names ensures that proper action can be taken, regardless of who currently holds that title. Motion carried

NEW BUSINESS: None.

Adjournment: Moved by Alonzo, seconded by Fletcher to adjourn at 8:05pm. Carried. The next meeting will be held on February 12, 2013.

Respectfully Submitted: Liliane Benucci – Recording Secretary