

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

Minutes of the Regular Board meeting of July 9, 2013

**Call to Order:** The meeting was called to order by President Jonas at 7:05 pm.

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

Member Nancy Jonas attended the meeting.

**Minutes:** Motion by Weber, seconded by Fletcher to accept June minutes as amended. Carried.

**Correspondence:** None.

**COMMITTEE REPORTS:**

**Financial/Membership:** Fletcher reported the following:

- ✓ The financial reports that you have been presented show that we have quite sufficient cash on hand and a significant amount dedicated to reserve. We have also received additional fourth quarter dues since these June 30 numbers were prepared.
- ✓ We are continuing to see slightly higher water bills than anticipated. Fortunately the extra cost has been offset this year by reduced electric cost due the fountain pumps being turned off during the drought. We have adjusted the budget proposal for this increase and will discuss that under old business.
- ✓ There is one closing scheduled this month on W. Village Green Rd.

**Collections:** Fletcher reported that we have received as of today fourth quarter dues from all but 20 properties. Those members who remain in arrears after July 10 will receive reminder letters to be mailed on July 14. We have liens on 7 properties. These liens plus the amount due from the government owned house now equal just over \$10,000.

**Grounds & Maintenance:** reported by Ken Jonas

- ✓ He and Jim Schrader with some help from Dick Fletcher have replaced two of the 6x6 posts supporting the walking trail bridge and replaced four of the deck boards. They also installed a drain pipe and raised the retaining wall to stop erosion along the west end of the bridge.
- ✓ He and Jim Schrader removed some low hanging tree limbs in the storage lot.
- ✓ Volusia County Road and Bridge has been addressing some issues with the storm drains in Brandywine recently in an effort to reduce the flooding on the streets during periods of heavy rain.

**Lawn Care & Beautification:** report by Ken Jonas

- ✓ He contacted FDOT concerning the mowing along 15A. They have agreed in the past to mow up to the fence line in that area, but that has not been being done recently. They promised to address the issue with the contractor.
- ✓ Clean Cuts still has 5 cul-de-sacs to be mulched, which he reminded them of a couple times but with everything growing so fast right now they can hardly keep up with the mowing and trimming. Hopefully they can get it done soon.
- ✓ Clean Cuts is now maintaining the area along Brandywine Road for the length of the fence located between Burgoyne Rd. and Saratoga Place.
- ✓ The Beautification Award has been presented to the Gammages at 2712 Burgoyne Place for the month of July.

**Storage Lot:** Schrader reported that as of this date there were 12 units in the storage facility.

Activity is as follows:

- ✓ One small trailer has an expired license tag.
- ✓ A boat trailer and boat have expired tags. The owner is currently away for the summer but has forwarded copies of current registration forms and he will attach the tags upon his return.

There are no other violations at this time.

**ARB:** Jonas reported Affordable Tree Service has removed two dead tree trunks and one dead limb near the route 17 entrance for \$225.00. Alonzo reported one driveway extension with a porch (pavers) extension was approved on Charleston Place. One sick tree removal was approved on Lancaster Road and one roof replacement was approved on Kings Mountain Rd.

**Rules Enforcement:** Jonas reported he sent letters (certified and first class) to the owners of a pop up camper on Concord Rd. and that trailer has been removed. Hill reported grass and weed issues, the length anyway, due to the rains and some residents not maintaining a cutting schedule. Four properties were noted to receive Rules letters for uncut lawns.

**Web Site:** Myers reported the regular updates were made to the website.

Motion by Myers: To dedicate a page on the website that is password protected and will require a user ID and password for members to access the minutes. Second by Fletcher. Discussion: Initial set up cost approximately \$50 and the log on will be changed periodically. Myers will distribute the log on info via the email account. No vote, Tabled until next meeting.

**Neighborhood Watch:** Fletcher reported one Fraud and one Battery reported at the Mallards apartments last month. No VCSO reports were generated in Brandywine proper last month although there was a possible intruder incident, that was discussed.

**Welcoming Committee:** Weber revised the Welcome Letter by replacing the name Progress Energy with Duke Energy and including the new electric company's contact information. The following new residents were welcomed: Stringfellow-Lancaster Rd., Schulz-Bennington Place, Riffe- Green Mountain Rd. and a tenant on Concord Rd.

**Planning Committee:** Fletcher reported the following:

- ✓ There is little to report on the home on Valley Forge. We have all seen that only very little progress has been made. The county's chief building official Donald Vancini tells us he has had little contact with the owner or with the contractor. The existing permits for the work on the home will expire at the end of the month unless a final approval is given on the roof.
- ✓ The county building department did speak with the contractor on Monday the 8<sup>th</sup> and was told they will ask for a roof final approval this week. We have pointed out to the county that the long present and overflowing dumpster represents a potential health hazard. The county issued a violation notice to the site on Monday July 8.

**OLD BUSINESS:**

- ✓ **2013-2014 Budget Review:** Revisions were made to Expense:Water up \$300 to \$1500 to account for the increased cost and offset with a revision to Expense: Miscellaneous down \$300 to \$837.
- ✓ **July Newsletter & August mailing:** Jonas informed the Board that the newsletter and announcement of the budget approval meeting is ready. The mailing will go out next week. He also reported that a draft of the August mailing is ready. Myers reported he has the self addressed return envelopes ready for the August mailing.
- ✓ **Affidavit of Good Moral Character:** Myers previously distributed a new draft from our attorney, Mr. Kelton. Myers moved: To adopt the entire affidavit with the new title 'Affidavit of Board Eligibility' that all board members will be required to complete as of the Nov. 7, 2013 elections (or future appointments) sign, have notarized and returned to the Secretary by the following Organizational Meeting (or within 10 days of an appointment). Discussion: this document will cover us from liability under Florida Statute 720.306 (b9) Seconded by Fletcher, approved unanimously.
- ✓ **ARB-Roofing Materials Guidelines:** Motion by Myers: To rescind the previous rule “**the same material must be used on both roof halves of multiple dwelling units.**” Second by Weber, discussion: The rule is not enforceable and too restrictive. Defeated; 2 for Myers and Weber, 2 against, Jonas and Fletcher, 2 abstained.
- ✓ **Annual meeting location:** Discussion regarding the possible locations. Alonzo moved, Myers second to go back to the Deland Clarion for \$213.00 inclusive. Carried

**NEW BUSINESS:**

- ✓ **Nominating committee:** Jonas appointed all board members to the nominating committee. Jonas, Fletcher and Alonzo reported they will not be available to run for re-election but in some instances will be available for committee work. Myers announced he will run for re-election. Those are the 4 board seats expiring in Nov. '13.

**Adjournment:** Moved by Fletcher, seconded by Weber to adjourn at 8:45pm. Carried. The next meeting will be held on August 13, 2013.

**Respectfully Submitted:** Lorin Myers– Acting recording Secretary