

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

Minutes of the Regular Board meeting of June 14, 2011.

**Call to Order:** The meeting was called to order by President Stone at 7:01 pm.

**Roll Call:** Directors Stone, Jonas, Hill, Alonzo, Myers, Gindl, and Benucci were present

Member Nancy Jonas was present.

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

**Correspondence:** Stone received an email regarding a fall on the path that leads to the shopping center. It is unclear who is responsible for maintaining this area, and Benucci will check past records/minutes to see if this information is available.

**COMMITTEE REPORTS:**

**Financial:** The final bill for repairing the culvert/irrigation issue was \$6,818.77.

Even though all 3<sup>rd</sup> quarter dues have been paid, we continue to have the same four properties delinquent for multiple quarters. We also still have four active liens.

Myers brought the board up to speed on his findings regarding some changes being made at Wachovia (now Wells Fargo) that will directly affect our accounts. The most significant change is that Wells Fargo will be enforcing their limit of 150 deposited items per month, which does not meet our needs, since we occasionally go over that amount. Myers spoke with a representative at Mainstreet Bank (where we currently have CDs) and they do not have a limit on deposited items. Benucci moved to transfer our account to Mainstreet Bank, which was seconded by Gindl. Motion carried.

**Grounds & Maintenance:** Thanks to Bill Stone and Jim Schrader for handling the storm drain pipe replacement project last month while Director Jonas was out of town.

Schrader and Jonas repaired two sprinklers at the Route 15 entrance, one in the center boulevard and one at the south side. Both appear to have been run over and broken by cars.

Jonas ordered the five additional dog waste signs and installed two which had been requested, one at Brandywine and Shenandoah and the other on Revere Place. There are three more to be installed as requested.

The Work Party with the teenage volunteers has been arranged with the coordinator from St. Peter's Church for June 29, 30, and July 1, to clear and clean up the storage lot. Arrangements have been made with Clean Cuts to haul away the cut brush and we need some help from anybody who is available to operate chainsaws, weed eaters, etc., on those dates. We are scheduled to have six volunteers from 9:00 AM to 3:30 PM each day.

In view of the considerable increase proposed by Aquatic Systems for our pond maintenance contract, Jonas obtained a quote from Lake Doctors, Inc., and proposed we award the contract to them for the coming fiscal year at a cost of \$90.00 per month as opposed to the \$215.00 proposed by Aquatic Systems. *This will be discussed under New Business.*

**Lawn Care & Beautification:** To avoid losing our investment in any more plants, we have put any further major projects on hold for the time being until we get out of the current drought. We have already lost most of the liriopse grasses that we planted in the West Village Green cul-de-sac, as well as one of the Jack Frosts at the Route 15 entrance. The Beautification Award has been presented to the Newkirk Residence at 329 Lafayette Place for the month of June.

**Storage Lot:** There is one new trailer of unknown origin in the lot with an expired tag. Director Stone will call the owner as soon as they are identified. Three other units have recently expired tags. The owners will be called about updating their tags

**ARB:** There were two requests for ARB forms this month. One was for tree removal at 2708 Saratoga Rd., and one for exterior siding replacement at 2635 Concord Rd. Both requests were approved.

Affordable Tree was called about the tree down in the common area on Brandywine Road. They have not gotten back to us as of yet.

**Rules Enforcement:** Hill reported that we continue to experience various violations, most of which consist of unmowed yards and trash not placed for collection. There is also a motor home parked in a resident's back yard. These issues are all being addressed.

**Web Site & E-Mail:** Tinker, a local company, is interested in running the HOA Website. They quoted a price of \$300 - \$400 for start-up and \$14.95/month, which includes all maintenance on the account, including email. It was moved by Myers and seconded by Benucci to authorize Stone to negotiate with Tinker to handle our web site. Motion carried.

**Neighborhood Watch:** One break in and one vandalism were reported to the Sheriff's Office.

## OLD BUSINESS:

**Insurance:** Nothing new to report. We are currently covered, but would still like to explore the possibility of getting a better rate. Myers offered to devote some time to this task.

**Accounting Research:** – More discussion regarding the necessity for a paid bookkeeper. The board will continue to review this important matter until an acceptable solution is reached.

**2011 Annual Meeting:** Nothing new to report – the meeting will take place on November 3, 2011, as previously stated. A contract will be drawn up, which will be signed by Stone and Mike Frey. Any updates will be notes in forthcoming minutes.

**2011 – 2012 Budget:** Myers went over the proposed budget, giving recommendations on several items that we may be able to reduce. Discussions will continue through the time the budget is officially approved.

**NEW BUSINESS:**

As mentioned under Grounds and Maintenance, Jonas proposed that we award the pond contract for the coming fiscal year to Lake Doctors, Inc. After minimal discussion, which included confirming that we would receive the same services we had been with Aquatic Systems, it was moved by Jonas and seconded by Gindl to award the contract to Lake Doctors. Motion carried. The signed contract will be forwarded to Lake Doctors.

**July Newsletter:** As in previous years, the July newsletter will be distributed in the middle of July.

**Adjournment:** Moved by Jonas, seconded by Alonzo to adjourn at 9:06pm. Carried. The next meeting will be held on July 12, 2011, at 7:00 pm.

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