

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

Minutes of the Regular Board meeting of March 13, 2012

Call to Order: The meeting was called to order by President Stone at 7:02 pm.

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

Minutes: Motion by Jonas, seconded by Myers 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 outstanding liens, two demand letters pending claim of lien, one lien was released upon payment and one Demand letter had paid its arrears in full.

Grounds & Maintenance: The blacktop portion of the walking path from the bridge to Lafayette has been seal coated per last month's meeting and looks very nice.

Schrader and Jonas repaired broken irrigation lines at the Route 17 entrance. This appears to be a result of Republic Services' trucks running over the flower bed in front of the center sign.

Jones once again met with the Operations Manager from Republic Services, who has since left the company, and pointed out the continuing problems we are experiencing with their drivers destroying our property. He has since also been in contact with Volusia County Solid Waste about all the problems and we have agreed that all such matters should be reported to their office at 386-943-7889 to enable them to record and track further damage to private property.

Lawn Care & Beautification: Jonas has been in contact with Mike Graves from Clean Cuts in regards to their contract expiring and has received a proposed new two-year contract for the Board's review and approval.

Clean cuts has removed all of the shrubs from the Kings Mountain Road cul de sac per our request and we will proceed with new plantings soon.

They have also been getting all the Crepe Myrtles trimmed and some edging done before the mowing seasons gets into high gear.

The Beautification Award has been presented to Jon and Susan Graham at 1045 Burgoyne Road for the month of March.

Storage Lot: There were no new units added and no units were permanently removed from the storage lot. Only one unit has an expired license plate and the owner has been contacted. All other units are in compliance with lot rules.

ARB: There were three requests to the ARB last month. 1070 W. Village Green Road, 2708 Saratoga Road, and 2841 Shenandoah. All requested to have trees removed. All requests were approved.

Rules Enforcement: We continue to experience the usual infractions and three letters were sent out, one regarding a blue tarp on a roof, one regarding an apparently disabled vehicle, and one regarding a large trash container being stored improperly.

Web Site & E-Mail: The new Beautification Award was added to the home page. Under Forms/Documents, two new forms were added; New Residents' Registration form and a Purchase/ Sales Disclosure Summary. The Planning Committee was added to Board/Contacts.

Neighborhood Watch: Fletcher will send out an updated Block Captain List.

Annual Yard Sale: The annual yard sale was a huge success with lots of traffic.

Welcoming Committee: Three new owners of three homes were welcomed to our neighborhood last month. Fausto and Noemi Beltran on Concord Road, Harrison Bray and Melissa Kehle also on Concord Road and Jack Walker on Burgoyne were all met in person and given folders containing important new homeowner information as well as the (new) New Resident Registration form.

Planning Committee: Fletcher reiterated that the planning committee will continue to keep up with agendas on the County Web Site to ensure we are kept abreast of any issues that affect our HOA.

OLD BUSINESS:

Estoppel Fee: Myers stated that after extensive research and response from our attorney he has determined that we are allowed to charge a fee for closing certificates. It was decided that effective 9/1/2012 we would charge an Estoppel Certificate Fee of \$50 and \$100 for a PUD certificate. Moved by Jonas and seconded by Fletcher. Carried unanimously.

NEW BUSINESS:

Bookkeeper Title: After extensive discussion it was decided to table this new business while the board decides on an appropriate title for the bookkeeper.

Clean Cuts: Jonas presented the new proposed Clean Cuts contract, which only increased by \$20 per month, for a total increase of \$240 per year. Myers moved and Stone seconded to accept the new contract, which will run for two years (3/1/12 – 2/28/14). Carried unanimously.

2012/2013 Budget Proposal: The 2012/2013 Budget draft was discussed with no unusual items noted. Jonas did note that he had budgeted more for Clean Cuts this year, so we will be saving a little money on that.

Adjournment: Moved by Jonas, seconded by Benucci to adjourn at 8:52pm. Carried. The next meeting will be held on April 10, 2012, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary.