

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

Minutes of the Regular Board meeting of May 13, 2014

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

**Roll Call:** - Directors Weber, Hill, Myers, Marshall, and Benucci were present. Director Rabits was absent.

Members Mark Zirkle, Shirley Abeles, and Molly Baker were present.

**Minutes:** Motion by Myers, seconded by Marshall to accept the April Board Meeting Minutes. Motion carried unanimously.

**COMMITTEE REPORTS:**

**Financial/Membership:**

**Financial:** Myers reported the following:

- ✓ The finance committee met on May 1, 2014. Fletcher was not in attendance.
- ✓ Review of last month and current monthly expenses:
  - Questions and review of the Profit and Loss Statement
  - One CD matures on 5/22/14

**Membership:** Myers reported that one closing was completed the last month and four closings are scheduled over the next five weeks.

**Collections:** Myers reviewed the collections and summary report and reported the following:

- ✓ One property went to foreclosure sale and sold to USA/HUD.
- ✓ One property is scheduled for foreclosure sale on 8/26.
- ✓ Three properties on payment plans made the final payment on Saturday, May 3, 2014.
- ✓ Sixteen third-quarter reminder letters were mailed out on April 14, 2014. All were paid by April 30, with one exception where we have already claimed our lien.

**ARB:** Marshall's report indicated the following:

- ✓ Requests for tree removal on Concord Place and Saratoga Place were reviewed and approved by Marshall and Schrader.
- ✓ A request for tree removal on Valley Forge Road was reviewed and approved by Marshall and Jonas.
- ✓ Marshall discussed a property that currently has requested permission to build an addition, but for which he has received neither blueprints nor permits.

### **Lawn Care & Beautification:**

- ✓ Benucci reported that the Beautification Award for the Month of April was given to George and Sara Dryer of 2819 Concord Road.
- ✓ Myers brought up that the old beautification sign has seen better days and needs to be replaced. It was suggested going with the type of sign not unlike our meeting signs, but the board opted instead to get a quote from a local sign maker. Myers will do the research and report back to the Board in June.

**Grounds & Maintenance:** Jonas reported via email that he reset all the time clocks as the recent power outage caused them all to be nearly two hours off.

Weber reported that the cul-de-sacs were sprayed for weeds and cleaned/trimmed and that the HOA has requested mulching of islands at the 15-A entrance on Brandywine Road and some cul-de-sacs as needed. The cost will be \$800 max.

**Storage Lot:** Schrader reported via email that as of this date there are 20 units in storage. Activity is as follows:

- ✓ One travel trailer has been registered but has not yet been placed in the facility.
- ✓ Two units have tags expiring at the end of April.
- ✓ One unit's license expired 3/14/14.
- ✓ One unit's license expired 2/14/14.

Each of the unit owners with expired/expiring tags has been contacted via email.

**Rules Enforcement:** Hill reported that no non-compliance letters were sent out this month. There was discussion regarding an unleashed dog and an abundance of crows, which appear to be terrorizing other birds. Hill will submit a short statement to be put on the web site, requesting that homeowners do not feed these crows.

**Planning Committee:** Weber briefly discussed the problem property and the fact that ownership appears to have been transferred back to the original owner.

A night club, Calamity Jayne's, is opening in the Winn Dixie shopping center. There is cause to be concerned about the increased noise level and decreased property values at the Condos and Brandywine. There was discussion as to whether or not proper permits have been pulled and whether all the licenses are valid, and Myers will be making a trip to the permits office to verify everything is in order. At this point, there is not much more that can be done except to perform due diligence regarding permits, licenses, etc.

**Welcoming Committee:** Weber welcomed Brian and Kristy Howard of W. Village Green Rd.

**Communications:** Myers reported the following:

- ✓ Monthly updates were made to the website.
- ✓ One identity theft was reported by the Volusia County Sheriff's Office last month.

**OLD BUSINESS:**

**Nothing to report.**

**NEW BUSINESS:**

- ✓ Myers reported that using pre-addressed envelopes for the quarterly dues seems to have been a success, and recommended that we also include them when the Proxys are sent out for the annual meeting. After minimal discussion, Marshall moved, and Benucci seconded to spend \$205 for 2,000 pre-addressed envelopes. Motion carried unanimously.
- ✓ Weber indicated that even though we are entering a “light” political season, residents should still be reminded that we do not allow solicitations of any kind in Brandywine.
- ✓ Weber also introduced the possibility of creating a mission statement, possibly using verbiage located in the Articles of Incorporation. She asked the Board members to bring suggestions to the next meeting, where they will be discussed and, if applicable, voted on.

**Adjournment:** Moved by Myers, seconded by Hill 8:32pm. Carried. The next Board meeting will be held on June 10, 2014 at 7:00 pm.

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