

**BRANDYWINE HOMEOWNERS ASSOCIATION, INC.
PO BOX 37 DELEON SPRINGS, FL 32130**

**MINUTES OF THE ANNUAL REORGANIZATIONAL MEETING
NOVEMBER 13, 2012**

Call to Order- President Bill Stone called the meeting to order at 6:30 PM.

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

New Business- Moved by Myers, seconded by Fletcher to appoint Ken Jonas as President, Renee Weber as Vice President, Dick Fletcher as Treasurer and Lilliane Benucci as Secretary for the coming year. Carried. (See attached Directory for complete Officer/Committee listing)

Adjournment- Moved by Jonas, seconded by Myers to adjourn at 6:45 PM. Carried.

**MINUTES OF THE REGULAR BOARD MEETING
NOVEMBER 13, 2012**

Call to order - President Ken Jonas called the meeting to order at 7:00 PM

Roll Call - Directors Stone, Jonas, Weber, Myers, Fletcher and Hill were present. Director Benucci was absent. Also present were Committee Member Larry Alonzo and Members Nancy Jonas and Lilliann Alonzo.

Minutes- Moved by Myers, seconded by Fletcher to approve the Minutes of the October 9, 2012 Board Meeting as presented. Carried.

Correspondence- Director Bill Stone informed the Board that he is resigning from his seat on the Board of Directors, effective tonight, due to the fact that he and Jennifer are moving out of Brandywine and will no longer own property here. The Board regretfully accepted his resignation.

It was then moved by Fletcher, seconded by Myers to appoint Larry Alonzo to fill the remainder of Stone's term as Director. Carried.

COMMITTEE REPORTS

Financial- Fletcher reported two new CD's were purchased during October with maturing dates set to dovetail with existing CD's.

He also reported we had legal expenses totaling \$457.00 for injunction letters sent in reference to sign violations and research on two properties, one of which was in preparation of the recent CLCA meeting.

Collections- Fletcher reported that 20 first quarter reminder letters were sent out on October 15. These were followed by 3 demand letters, one of which has since been paid in full, one has been partially paid and one is still outstanding.

He also reported we have 6 long term liens outstanding and that Myers has received communication in regard to the government owned home on Valley Forge Road, indicating some action may be forthcoming.

Foreclosure summons has also been received on one property which is not currently past due.

Quick Books- Fletcher reported that all reports are now being generated from Quickbooks, including the Members in Good Standing list and sign in sheets for the Annual Meeting.

Grounds Maintenance- Jonas reported that he had replaced one sprinkler head and adjusted two others at the Route 17 entrance. He also reported that the time clocks have been adjusted to standard time and the sprinklers are changed to one day (Tuesday) per week as County regulation requires.

Lawn Care and Beautification- Jonas reported that the Beautification Award has been presented to Dewey and Nancy Parks, 931 Lexington Road for the month of November.

Storage Lot- Stone reported that one new unit was added this month and none permanently removed. One owner will be notified of an expired temporary tag and all other units are in compliance with lot rules.

ARB- Stone reported that six requests have been received this month. Three were for exterior painting, one for installation of a storage shed, one for addition of a parking space and one for tree removal. All were approved.

Rules Enforcement- Hill reported that several letters were sent out in October concerning signs and one for cars parked on the lawn. Discussion

followed in regard to the Boards approach to rules enforcement.

Web Site- Stone reported that the October Beautification Award winner and the approved September Board Meeting Minutes have been added to the home page. The date of the Board Meeting had been changed and the Reorganizational Meeting added for November. The Annual Meeting and open Board seats were added to the Neighborhood News and a Proxy form was added to the Documents section. The date for the Annual Garage was added and the August mailing was deleted per Myers request.

Neighborhood Watch- Fletcher reported that the committee will be setting up a meeting of block captains and the new sheriff's office coordinator.

Welcoming Committee- Stone reported that new owners Stephen and Kathy DeLand of Concord Road were welcomed to the community and given HOA documents and forms.

Planning- Fletcher reported on the recent action by the CLCA Board at it's meeting held on November 7. As you know the Board had previously ordered demolition of the "blue tarp" house, had obtained bids and were ready to proceed with demolition, but the mortgage holder suddenly came forward and filed suit against the county and asked for an emergency injunction to stop demolition. The mortgage holder's position was that the County had failed to properly notify them of the demolition action. The emergency injunction was denied, but the County felt the prudent course was to let the bank have an opportunity to present their case to the Board in lieu of them proceeding to pursue further legal action. Hence on Weds. Nov. 7 the CLCA Board reheard the case with attorneys from both the bank and the HOA being heard.

The CLCA Board then voted to give the bank 30 days to determine whether to pull permits and proceed with work on the house or to let the County proceed with the demolition. Hopefully we will see action by December.

The Novell property at the Route 17 entrance, adjacent to the tennis club, is scheduled for foreclosure auction in January.

Discussion was then held in regard to the possible need to review and update of the "development guidelines" in view of possible future construction within the community.

Bylaws & CCR's- Myers reported that he attended a Clayton & McCulloh seminar on Amending Governing Documents. He reported that beside the mortgage subordination clause, another reason to amend (if we get the opportunity) is that our current documents only allow 10% for past due assessments while the current rate is 18%.

General categories that could be reviewed are;

1. Clarify ambiguous regulations / provisions
2. Create or enhance regulations as some may be too restrictive while other may not be restrictive enough.
3. Greater enforcement rights.
4. Provide for the recovery of attorney's fees and costs pre suit.

There is a general concern that the required voting provision not be set too low for amendments.

OLD BUSINESS-

None

NEW BUSINESS-

Discussion was held in regard to the upcoming January mailing, to include the new Directory and President's message, etc.

Discussion was also held as to the need to revise the Proxy form to include a space for the name to be printed as well as the signature.

ADJOURNMENT-

Moved by Myers, seconded by Alonzo to adjourn at 8:05 PM. Carried.

Next meeting will be held December 11, 2012 at 7:00 PM.

RESPECTFULLY SUBMITTED -

Nancy Jonas , Acting Recording Secretary