

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

Minutes of the Regular Board meeting of October 9, 2012

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

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

Members Lilliann Alonzo and Nancy Jonas, and Renee Weber attended the meeting.

Minutes: Motion by Jonas, seconded by Alonzo to accept minutes as amended.

Correspondence: Myers reported a Clayton + McCulloh seminar 'How and Why You Should Amend Your Governing Documents' on Sat. Oct. 20, 2012

COMMITTEE REPORTS:

Financial/Membership:

Financial:

Myers reported the Reserve Fund allocation of \$4000 was funded on Oct. 2, 2012. The annual corporate IRS filing is ready to file, prepared by our accountant Betty Kelly, no taxes are due. He also reported that we will be purchasing CD's this month. Myers reviewed the End of Year Profit and Loss Statement and Balance Sheet. The next mailing will include letters to members who are not in good standing, as required by Florida Statute 720.305, Subsection 5.

Collections: Myers reported thirty-five properties are delinquent for 1st quarter dues as of October 9, 2012. First quarter reminder letters will go out Saturday, October 13, 2012.

Quick Books: Myers reported that Al Sirutis will help to organize/understand the back-up system with proprietary support from Intuit.

Membership: No new owners for September

Grounds & Maintenance:

- ✓ Jonas repaired another broken pipe for the irrigation at the Route 17 entrance and also replaced two sprinkler heads at the Route 15 entrance.
- ✓ Jonas met with a representative from County Storm water concerning the need to clean out the retention area adjacent to the Condo Clubhouse. Unfortunately, this area is not one of those for which the County has agreed to take over maintenance. AS it definitely needs some attention to prevent further erosion of the south bank, Jonas will contact FDOT to see if they can give us any assistance or if the entire project will ball back to the HOA. More to follow.

Lawn Care & Beautification:

- ✓ The Jonases planted ten new Indian Hawthorne bushes at the Route 15 entrance to replace some of the Jack Frosts that were either dead or in very poor health, for a total cost of \$106.18. They also weeded the area and have requested Clean Cuts to mulch the area as soon as possible.
- ✓ The Beautification Award for the month of October has been presented to Cecil and Valerie Morse at 800 Freeman's Farm Road.

Storage Lot: This past month there were no new units added to the lot and no units were permanently removed. Two units have expired tags. The owners of these will be notified. All others are in compliance with lot rules.

ARB:

- ✓ Violation notices have been sent to several members regarding political signs in their yards. All but two members have removed their signs. The two members not in compliance have received second violation notices.

Rules Enforcement:

- ✓ The board voted unanimously (moved by Jonas, seconded by Alonzo) to send Demand letters to the two properties in violation of Section 2.10 of our Covenants and Restrictions, which prohibit the erection of signs of any kind, except for those specifically allowed and approved by the ARB. These demand letters will state our intent to move forward with a Temporary Injunction to have the signs removed. Fletcher was absent and did not vote.

Web Site: The new Beautification Award was added to the home page as well as the July approved Board Minutes, July Newsletter, and August mailing. The New Members list was updated and on the Board & Contacts page under *Nominations*, the Chair was changed to Larry Alonzo and Bill Stone listed as a member.

Neighborhood Watch: Sgt Day, the Community Services Officer is available to meet with the Neighborhood Watch group. A meeting will be set up to discuss questions/concerns.

Welcoming Committee: No new members were added to the HOA last month. New members Kathy and Pete Harris on Valley Forge will receive documents this month.

Planning Committee: The owner of the blue tarp house did not meet the Contractors Licensing Board deadline of October 3rd to submit plans for demolition. The contractor's Board has moved ahead with bids from private contractors for the demolition.

Nominating Committee: One member has expressed interest in being on the Board and two directors have agreed to run for second terms.

OLD BUSINESS:

November Annual Meeting: Final plans for the meeting were discussed, along with the information that the meeting place has been changed to the Clarion Hotel at 350 E International Speedway Blvd (next to DeLand Fish House). The mailing, due to go out in the next week, will have additional information.

NEW BUSINESS:

Governing Documents Amendments: In an effort to amend our Governing documents that are significantly out-of-date, the board decided to adopt a motion to lay the groundwork for a committee of members within the community to form a network. The requirement to have a 75% affirmative vote of the members in good standing to amend governing documents is unrealistic, given the non-participation of many members. The committee would determine what would constitute a reasonable and achievable number of votes required to amend governing documents.

Motion: To budget \$1,000 with the goal of amending the four instances (or those deemed necessary by our attorney) in our governing documents that require a 75% affirmative vote of the members in good standing down to a number deemed reasonable and achievable by the board to put to the vote of the membership at the 2013 annual meeting. Moved by Myers, and seconded by Benucci. Carried unanimously.

Garage Sale Date: Dates for the following three years are as follows (moved by Jonas, seconded by Benucci):

- ✓ March 9, 2013
- ✓ March 8, 2014
- ✓ March 7, 2015

Adjournment: Moved by Alonzo, seconded by Hill to adjourn at 8:33pm. Carried. The next meeting will be held on November 13, 2012, at 7:00 pm. The reorganizational meeting will start at 6:30 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary