

**Brandywine Homeowners Association, Inc.**  
 Board of Directors Meeting Minutes  
 Condo Clubhouse  
 12/13/2022

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**Call to Order:**

- at 7:03 PM
- by Stanley Wickett

**Verification of Quorum:**

- 3 of 5 Board Members in attendance.
- Liliane Benucci, Cheryl Johnson, Stanley Wickett

**Proof of Notice**

- Notice provided in accordance with Florida Statutes

**Previous Meeting Minutes:**

- Motion to approve the previous Board of Directors Meeting minutes from 11/30/2022 as Submitted.
  - By: Liliane Benucci
  - 2nd by: Cheryl Johnson
  - Vote: Unanimous by Members Present
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**New Business**

- **Discussion: Continuing Committees**

These are the committees that will continue and their members:

ARB: Mona Samper, Jim Gaesart, Lorin Myers

Beautification: Tisa and Lilian

Grounds & Maintenance: Tisa, Renee, Lorin

Storage Facility: Lilian, John, Chris Caldwell

- **Motion: Landscape Tree Removal Quote**

Ratified the email approval of this \$950 quote from Clean Cuts to remove pine between ponds 2 and 3, trim back branches at pond and removal.

- By: Liliane Benucci
- 2nd by: Cheryl Johnson
- Vote: Unanimous by Members Present

- **Motion: Bridge Repairs**

Approved work at bridge to repair railings, pressure wash and put down safety strips

- By: Liliane Benucci
- 2nd by: Cheryl Johnson
- Vote: Unanimous by Members Present

- **Action Item: Signage at Pond/Meadow**

Add three signs warning about wildlife, no swimming, no fishing

- **Discussion: Website Items**

Remove estoppel form and put SMC contact info

Remove unnecessary documents

Stan will follow up

- **Discussion: Housekeeping items**

1. Street light still down from accident: follow up with Duke to make sure it is on their agenda
2. Vouchers: reimbursement through SMC for expenses of board/owners in community for HOA related



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expenses. Give receipts to Glen and he will process

- **Discussion: Storage Lot**

Concerns about unregistered vehicles, parking in unassigned spots, unkempt. Will give notice to all that have items in there to bring everything current and get vehicles registered. Lilian will head this up.

- **Discussion: Next Meeting**

Tuesday, January 10, 2023 at 7 PM

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**Adjournment:**

- Motion to adjourn at 8:04 PM by Liliane Benucci
- 2nd by Stanley Wickett
- Vote: Unanimous by Members Present

