

**Brandywine Homeowners Association, Inc.**  
 Board of Directors Meeting Minutes  
 Condo Clubhouse  
 11/8/2022

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**Call to Order:**

- at 7:00 PM
- by Liliane Benucci

**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 10/11/2022 as Submitted.
  - By: Cheryl Johnson
  - 2nd by: Liliane Benucci
  - Vote: Unanimous by Members Present
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**Committee Reports**

- **Report: Committee Reports**

Financial: 3 contracts pending, compilation and taxes done by accountant  
 ARB: no new applications. Glen to clarify process through Specialty  
 Beautification Award: Stanley Wickett's home received the award  
 Grounds & Maintenance: VGR project complete, most of the debris from Ian has been picked up, some new piles including fences have popped up, retention pond levels has dropped, dead pine tree on berm between pond 2 and 3 and will have Clean Cuts see if they can take care of it  
 Storage Facility: nothing new, getting details of how it is managed to see if Specialty will take this over  
 Rules Compliance: one violation letter went out for trailer and it has been moved  
 Welcome, Communications and Nominating all had nothing to report

**Old Business**

- **Report: Association Management Committee**

Continuing to work through transition items

- **Report: Annual Meeting**

Moved to Nov 30th so that meeting notification timeline could be done with proper timing.

- **Report: Flooding issues**

Glen connected with FDOT:

1. They do regular maintenance of the system
2. If there is picture proof or if FDOT sees Trails West pumping water into the drainage that leads to the ponds, they will take action
3. Their assessment is that Ian caused an extensive amount of water in a short period of time and there was not a failure of the system

**New Business**

- **Report: Sale of Racquet Club**

There is a pending contract on this. 5 acres may have 4 units per acre. 2 acres may have 20 units per acre. No intention to keep the racquet club courts or buildings.



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**Adjournment:**

- Motion to adjourn at 7:53 PM by Liliane Benucci
- 2nd by Stanley Wickett
- Vote: Unanimous by Members Present

