

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

Minutes of the Regular Board meeting of April 10, 2012

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

**Roll Call:** - Directors Stone, Jonas, Hill, Alonzo, Myers, Fletcher, and Benucci were present

Member Lilliann Alonzo attended for a portion of the meeting.

**Minutes:** Motion by Jonas, seconded by Fletcher to accept minutes as presented.

**Correspondence:** Myers reported that he would be attending a seminar presented by Clayton & McCullough in Daytona Beach on April 28<sup>th</sup>. The seminar will cover, among other things, Proposed Changes to Foreclosure & Collection Laws.

Jonas contacted Progress Energy regarding repainting the transformers on Valley Forge Road, but after they came out to inspect the condition of the transformers they informed Jonas that they did not, in their opinion, need to be painted.

Stone was contacted by Barbara Brennan (Condos) regarding removal of a tree stump that fell into the pond. We are still deciding what to do about this.

**COMMITTEE REPORTS:**

**Financial:** As of 4/10/12 we have 22 members who are late with quarterly dues. One demand letter was paid and 2 new liens were filed, bringing the total to 9 liens.

**Grounds & Maintenance:** Jonas replaced or repaired three sprinkler heads at the Route 17 entrance and reset the time clocks at both entrances to water twice weekly per county regulations.

Jonas and Schrader bleached the signs at the Route 17 entrance to remove the mildew and then Jonas repainted all five signs at both entrances. There was no additional expense for this project as paint left over from the last time they were painted was used.

Jonas replaced the posts at the entrance of the walking trail on Valley Forge Road, as it appears someone hit them and broke two of them off. The total cost of this project was \$14.89.

**Lawn Care & Beautification:** Clean Cuts has trimmed the bushes on the Lexington Road cul de sac as was discussed earlier and it looks very good. They have also completed the major trimming of the hedge along Brandywine Road as discussed earlier.

Jonas has been in contact with Mike Graves to proceed with mulching the cul de sac on the end of Kings Mountain Road as well as the boulevard at the Route 17 entrance. We have decided to just mulch the Kings Mountain Road cul de sac, as the current drought doesn't bode well with new plants.

The Beautification Award has been presented to Al & Debbie Barkus at 2870 Green Mountain Road for the month of April

**Storage Lot:** One new unit was added last month. One unit has an expired license plate. The owner is currently out of state and will be contacted when they return. All other units are in compliance with lot rules.

**ARB:** There were eight requests to the ARB this month. Two, 845 and 855 Lancaster Road were for tree removal. Four, 2828 Concord Road, 1033 Valley Forge Road, 2840 Green Mountain Road, and 1060 Burgoyne Road, asked to repaint their houses. One homeowner, 2882 Concord Road, need to reroof. Finally, one resident at 1075 West Village Green Road wants to replace a window with French doors and install a floating deck outside of their dining room. All the applications for improvements or tree removal were approved.

**Rules Enforcement:** A letter was sent to a resident regarding what appears to be an abandoned car.

**Web Site & E-Mail:** A picture of the Beautification Award winner was posted on the web site along with the approved March Minutes.

**Neighborhood Watch:** No new information. Discussion regarding the Trayvon Martin situation and the possible liabilities associated with over-zealous neighborhood watch participants.

**Welcoming Committee:** Edna and Durval Ribeiro were welcomed at their new residence on Kings Mountain Road. They were given a folder containing important forms and new homeowner information.

**Planning Committee:** Fletcher sent a letter to Volusia County Government regarding our interest in any future development of the Novell Property at our Hwy. 17 entrance. We asked the County to include the HOA in any planning action regarding this proposed new rental construction. The County Planning staff has instructed the owner's engineering firm to obtain **our** written support of their plans as part of any future submissions to the county. At present the owners' ability to obtain financing is unclear.

There will be a Code Board Meeting on April 18, 2012 regarding code violations at a home within Brandywine. Fletcher and Jonas will attend along with other residents.

**OLD BUSINESS:**

**2012/2013 Budget:** No new discussion, except that the new budget needs to be voted on during the August 2012 meeting.

**Bookkeeper's Title:** A motion was put forward to change the Bookkeeper's Title to Financial Coordinator. Moved by Fletcher, seconded by Stone. Carried.

**NEW BUSINESS:**

**Lien Foreclosure Motion/Vote:** Myers, Fletcher and Jonas met with Kelton to discuss lien foreclosures. Due to the higher-than-normal properties having liens, we may initially go over budget to initiate this process. Fletcher went over the fees that are charged to give the Board a better perspective as it relates to the budget.

**Adjournment:** Moved by Benucci, seconded by Jonas to adjourn at 8:20pm. Carried. The next meeting will be held on May 8, 2012, at 7:00 pm.

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