

**Brandywine Homeowners Association, Inc.**  
Board of Directors Meeting Minutes  
American Legion Hall  
11/07/2024

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**Call to Order**

- at 7:56 PM
- by Stan Wickett

**Verification of Quorum**

- 5 of 5 Board Members in attendance.
- Liliane Benucci, James Graesart, Daniel Perez,, Stan Wickett, Cooper Beaty

**Proof of Notice**

- Notice provided in accordance with Florida Statutes

**Previous Meeting Minutes:**

- Motion to approve the previous Board of Directors Meeting minutes from 10/08/2024 as Submitted.
- By: Lilian Benucci
- 2nd by: Dan Perez
- Vote: Unanimous by Members Present

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**New Business**

• **Motion: Finalized HOA/Condo Deal**

Board approved a response to COA offer pending confirmation of percentages for each line item they agree to pay each year. COA's payment will increase as these line items increase

- By: Liliane Benucci
- 2nd by: Cooper Beaty
- Vote: Unanimous by Members Present

• **Motion: Election of Officers**

Stan Wickett/Pres, Liliane Benucci/VP, Dan Perez/Sec, Cooper Beaty/Tres, James Graesart/Dir

- By: Liliane Benucci
  - 2nd by: Ken DeForest
  - Vote: Unanimous by Members Present
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## **Adjournment**

- Motion to adjourn at 8:26 PM by Liliane Benucci
- 2nd by Dan Perez
- Vote: Unanimous by Members Present

## **Grounds and Maintenance Report—Annual meeting 2024 (Liliane Benucci, John Chant, Tisa Houck, Lorin Myers, Rene'e Weber, Susan & Steve Woodard--committee members)**

The major problems that the Grounds committee, Glen Westberry, and Stan Wickett addressed this year were:

1. Approximately 30' of storm outflow pipe under the asphalt path at the walking bridge was replaced by the county. The HOA replaced approximately 10' of the bridge due to that replacement.
2. The water level in pond one continues to create damage to the wooden deck and erode the sod adjacent to it. During both hurricanes (Helene and Milton), water came up out of the pond onto Village Green Rd.
3. Hurricane Milton took down one tree at the storage lot and one tree and one bench at pond three.
4. The water feature in pond two was replaced.