

Brandywine Homeowners Association, Inc.
Board of Directors Meeting Minutes
Condo Clubhouse
03/11/2025

Call to Order

- at 7:00 PM
- by Stan Wickett

Verification of Quorum

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

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 02/11/2025 as Submitted.
- By: Lilane Benucci
- 2nd by: Cooper Beaty
- Vote: Unanimous by Members Present

Old Business

- **Report: Storm Drainage Update**

Stan and Glen met with Volusia County and they noted that everything seems to be working properly and that the weir plan was a good one. They don't have responsibility for any of the areas currently being impacted in the community

New Business

- **Discussion: Condo Delinquency**

Stan met with Condo board. They will provide payment for Sept 2024 back due and researching what happened to Jan and Feb payments

- **Motion: Two Trees removed**

Approved quote by Sackett Tree for \$950 to remove two dead trees behind 2890 Green Mountain

- By: Stan Wickett
 - 2nd by: Liliane Benucci
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Motion: Painting

Approved \$788.19 for painting of 3 entry signs, paint and sealant

- By: Liliane Benucci
- 2nd by: James Graesert

- **Discussion:**

Lake Doctors recommend \$400 quarterly fountain cleaning for 2 fountains. Before doing this, will change display to Willow to see if that alleviates the intact of debris causing the issue

Adjournment

- Motion to adjourn at 7:40 PM by Liliane Benucci
- 2nd by Cooper Beaty Vote: Unanimous by Members Present

Grounds and Maintenance Report—March 2025--Liliane Benucci, Tisa Houck, Lorin Myers, Rene'e Weber, Susan & Steve Woodard, John Chant committee members

Pressure washing of the concrete sidewalks, walking bridge, one bench, all entrance signs and the condominium association brick wall that holds the 17 entrance sign was completed on February 28th. Water seal to the walking bridge was applied on March 4th.

One light repair on Concord Rd. was completed by Duke Energy.

All 4 entrance signs were repainted, completed on March 9th.

Pond one continues to pile up vegetative debris and sand at the deck and retention wall on Revere Place. There is a dangerous subsidence in the sod in front of the deck. The first catch basin is completely full and doesn't show any sign that water is flowing. The second catch basin is somewhat clearer and shows some signs that water is moving.

The weir is clogged with vegetative debris and is unmanageable. Some water is flowing down to the walking bridge but not enough to drop the pond levels noticeably.

Service was called for the fountain on pond two to remedy a diminishing volume of spray. The cause was leaves and debris. That was the first time we had that problem in pond two. We have experienced a similar problem at the pond three fountain one other time, in 20 years.

Brandywine Homeowners Association – ARC Report March 2025

Chair – Martha Underriner	Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles
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Requests

Date	Address	Request	Status
3/03/25	845 Lancaster Rd (Graesart)	Wood fence replacement	Approved
2/20/25	2742 N Saratoga Rd (Silva)	New wood fence installation	Approval pending more information