

Brandywine Homeowners Association, Inc.
Board of Directors Meeting Minutes Condo Clubhouse
07/08/2025

Call to Order

- at 7:02 PM
- by Stan Wickett

Verification of Quorum

- 3 of 5 Board Members in attendance.
- Cooper Beaty, Dan Perez, Stan 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 06/10/2025 as Submitted.
- By: Cooper Beaty
- 2nd by: Dan Perez
- Vote: Unanimous by Members Present

Old Business

- **Report: COA Negotiations on Agreement**

Need update on Condo Association signing the documents

New Business

Motion: Accept 18 month payment plan for owner HOA dues

- By: Cooper Beaty
- 2nd by: Dan Perez
- Motion to adjourn at 7:22 PM by Cooper Beaty
- 2nd by Dan Perez Vote: Unanimous by Members Present

- **Discussion: 2025/26 Budget First Draft Proposal**

Proposed \$3 per month increase to cover loss of carryover income from previous budget year and to build up reserves

Motion: Roll mature CD to Cogent Freedom CD at 3.95% for Reserves

- By: Cooper Beaty
- 2nd by: Dan Perez
- Motion to adjourn at 8:05 PM by Cooper Beaty
- 2nd by Dan Perez Vote: Unanimous by Members Present

Grounds and Maintenance Report—July 2025--Liliane Benucci, Tisa Houck, Lorin Myers, Renée Weber, Susan & Steve Woodard, John Chant committee members

Clean Cuts received a ‘to do’ list on July 2nd from the committee.

Myers and a neighbor cut down an aging and misshapen ligustrum bush in the second cul de sac on Kings Mountain Rd. It will be replaced by ornamental grasses, bushes and a crepe myrtle paid for by the neighbor.

Houck contacted Duke about 2 street light repairs.

Debris is collecting around the grate at the outflow for pond 1 which is likely hindering the storm water flow to pond 2.

No ARC applications in June