

Brandywine Homeowners Association, Inc.

Board of Directors Meeting Minutes

07/14/2026

Call to Order

- at 7:00 PM
- by Stan Wickett

Verification of Quorum

- 4 of 5 Board Members in attendance.
- Stan Wickett, Cooper Beaty, Dan Perez, Liliane Benucci,

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 06/09/2026 as Submitted.
- By: Liliane Benucci
- 2nd by: Cooper Beaty
- Vote: Unanimous by Members Present New Business:
- **Old Business:**
- **New Business:**
- Discussion: Violations/Driveways: discussion on whether or not the issue should be grandfathered in since the current owners purchased the residence with the gravel already present, letters sent to each owner
- **Adjourn:** Motion to Adjourn 7:32PM
- By: Liliane Benucci • 2nd by: Cooper Beatty Vote: Unanimous by Members Present

Grounds and Maintenance Report—June 2026--Liliane Benucci, Tisa Houck, Lorin Myers, Renée Weber, Susan & Steve Woodard, John Chant committee members

Weber reported a couple of streetlights out on Concord Rd. They were repaired on June 16th and July 1st

The HOA contracted with Sackett Tree Service to remove the tree under the streetlight at the Valley Forge and Brandywine Rd. median. The stump was not ground down due to underground irrigation and utility lines. Sackett also cut off 2 limbs from the pine tree at the adjacent intersection that were growing in the palm tree.

Houck called VC Road and Bridge regarding the overhanging tree limbs on Brandywine Rd. next to the apartments. They responded and cut the limbs the next day.

Myers called the City of Deland to report a suspected underground pipe leaking at the undeveloped lot on Valley Forge Rd.

Regarding next year's Grounds Improvement budget; Chant and Myers are offering to install a barrier at the back of the 2800 block of Valley Forge cul de sac similar to the one at the 1000 block of Valley Forge cul de sac to stop the large trucks from running into the cul de sac. The affected neighbors are aware that they will need to bring garbage and recycle to the front of the cul de sac for pick up. Materials cost = approximately \$400, cost to move 2 large boulders estimated \$200. We propose using the 2 largest boulders from the front end of the Lancaster Rd. cul de sac.

Myers replaced a screw in a speed limit sign by Saratoga Place.

Myers and Skip Houck installed new moorings and new ropes on the pond two fountain.

Brandywine Homeowners Association – ARC Report July 2026

Chair – Martha Underriner	Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles
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Requests			
Date	Address	Request	Status
6/08/26	3015 Village Green Ct (Gesser)	Landscape improvements	Approved