

Brandywine Homeowners Association, Inc.

Board of Directors Meeting Minutes 08/11/2026

Call to Order

- at 7:00 PM
- by Stan Wickett

Verification of Quorum

- 5 of 5 Board Members in attendance.
- Stan Wickett, Cooper Beaty, Dan Perez, Liliane Benucci, Jim Graesart
- **Proof of Notice**
- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 07/14/2026 as Submitted.
- By: Liliane Benucci
- 2nd by: Jim Graesart
- Vote: Unanimous by Members Present
- **Old Business:**
- **New Business:**
- Motion to approve 2026/2027 Budget as submitted/no increase
- By: Cooper Beatty
- 2nd by: Liliane Benucci
- Vote: Unanimous by Members Present
- Discussion: Need ARC and grounds committee members
- **Adjourn:** Motion to Adjourn 7:54PM
- By: Liliane Benucci • 2nd by: Cooper Beatty Vote: Unanimous by Members Present

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

Myers contacted an owner on Charleston Place regarding a low hanging limb getting hit by delivery trucks. The owner contacted VC Road & Bridge. The limb was cut back.

Myers reported a problem with the small (pond two) fountain after he replaced the ropes and moorings.

Weber reported a cycling street light at Brandywine Rd. and Valley Forge Rd. Duke Energy has repaired it.

Brandywine Homeowners Association – ARC Report August 2026

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

Date	Address	Request	Status
7/14/26	2680 Concord Rd (Tipper)	Fence Replacement	Approved
7/31/26	2780 Princeton Pl, (Kiley	Fence Installation	Approved