

**Brandywine Homeowners Association, Inc.**

**Board of Directors Meeting Minutes Condo Clubhouse**

**08/12/2025**

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**Call to Order**

- at 7:00 PM
- by Stan Wickett

**Verification of Quorum**

- 5 of 5 Board Members in attendance.
- Cooper Beaty, Dan Perez, Stan Wickett, 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 07/08/2025 as Submitted.
- By: Cooper Beaty
- 2nd by: Liliane Benucci
- Vote: Unanimous by Members Present

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**Old Business**

- **Report: COA Negotiations on Agreement**      Need update on Condo Association signing the documents

**New Business**

**Motion: Pond 1 Maintenance for just over \$8k by Atlas Homes to work on flow and clean outs**

- By: Liliane Benucci
- 2nd by: Dan Perez

**Motion: Approve 2025/26 budget as submitted with \$3 increase per quarter to cover operating needs and increase reserves**

- By: Liliane Benucci
- 2nd by: Cooper Beaty
- Motion to adjourn at 7:50 PM by Liliane Benucci  
2nd by Jim Graesart    Vote: Unanimous by Members Present

**Grounds and Maintenance Report—August 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 2<sup>nd</sup> from the committee, and an August list was sent to Glen, the Board, and the GM committee on Aug. 11.

Glen sent a letter to a homeowner regarding tree limbs overhanging and impeding the roadway. VC Road & Bridge trimmed the limbs the next week.

After a call to the City of DeLand, we learned that we are responsible for maintaining the shrubbery around the lift station on Burgoyne Rd. The shrubbery is very overgrown and needs to be pruned to a height of 5-6 feet.

**Brandywine Homeowners Association – ARC Report August 2025**

<b>Chair – Martha Underriner</b>	<b>Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles</b>
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**Requests**

<b>Date</b>	<b>Address</b>	<b>Request</b>	<b>Status</b>
<b>7/07/25</b>	780 Lancaster (Jones)	Paint house and trim	Approved
<b>7/14/25</b>	2700 Saratoga Rd (Underriner)	Roof replacement	Approved
<b>7/15/25</b>	2640 Concord Rd (Nelson)	Paint garage door and house	Approved
<b>7/21/25</b>	2620 Burgoyne Rd (DeBruyne)	Roof replacement and gutters	Approved
<b>7/21/25</b>	2620 Burgoyne Rd (DeBruyne)	Paint house and trim	Approved