

Brandywine Homeowners Association, Inc.

Board of Directors Meeting Minutes Condo Clubhouse

09/09/2025

Call to Order

- at 7:07 PM
- by Stan Wickett

Verification of Quorum

- 4 of 5 Board Members in attendance.
- 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 08/12/2025 as Submitted.
- By: Liliane Benucci
- 2nd by: Jim Grasesart
- Vote: Unanimous by Members Present

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- **New Business**
 - **Discussion: Storm Drain** get quotes for 1. Bigger pipe 2. Dredging 3. Erosion retention
 - **Report: Annual Meeting** Looking at November 3, 4, or 6th
 - **Adjourn:** Motion to Adjourn
 - By: Liliane Benucci
 - 2nd by: Jim Grasesart
 - Vote: Unanimous by Members Present

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

Clean Cuts has completed the August to do list as of August 12th. Everything was done to our satisfaction except a few dead plants in the Green Mountain Rd. cul de sac.

Mike/Clean Cuts contacted the City regarding the overgrown hedge around their utility equipment in the Burgoyne Rd. retention area. The City finally admitted it is their responsibility.

Myers contacted Glen regarding algae in pond one. Glen replied that he will contact Lake Doctors for a treatment.

After the work was done on the catch basins from pond one we were informed by the neighboring condominium residents that the water had bubbled up through the drain indicating a blockage. No follow up has been received by the committee.

A dying tree was reported in the common area behind Freemans Farm that is a danger to the immediate residences. Glen has been contacted.

Myers contacted a condo member to have the Hwy 17 entrance weeded, clipped and saplings removed. That area is the condo association’s responsibility. Work was completed by their lawn company during the week of 8/19.

Brandywine Homeowners Association – ARC Report September 2025

Chair – Martha Underriner	Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles
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Requests			
Date	Address	Request	Status
8/13/25	800 Freemans Farm (Houck)	Tree removal	Approved
8/14/25	830 Lancaster Rd (Kobert)	Roof replacement	Approved
8/27/25	1003 Valley Forge Rd (Chodosh)	Replacing sliding glass doors	Approved
9/04/25	900 Lexington Rd (Albarran)	Fence change	Approved