

Brandywine Homeowners Association, Inc.
Board of Directors Meeting Minutes
Condo Clubhouse
10/08/2024

Call to Order

- at 7:00 PM
- by Stan Wickett

Verification of Quorum

- 4 of 5 Board Members in attendance.
- Liliane Benucci, Kenneth DeForest, Daniel Perez,, Stan Wickett, Cheryl Johnson

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 09/10/2024 as Submitted.
- By: Lilian Benucci
- 2nd by: Ken DeForest
- Vote: Unanimous by Members Present

New Business

Report: Beautification Award: Liliane will take over the Beautification Award for the community. It will be a quarterly award and continue with the \$25 gift card

Report: Pond Update Stan is working with County Commission Chair concerning how pond one is fed water from so many outside sources and the impact to the community. Also, discussions continue about clean up of pond 1 to clear debris and be able to hold more.

Adjournment

- Motion to adjourn at 7:33 PM by Liliane Benucci
- 2nd by Kenneth DeForest
- Vote: Unanimous by Members Present

Brandywine Homeowners Association – ARC Report September 2024

Chair – Martha Underriner

Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles

Requests

None

Grounds and Maintenance Report—October 2024 (Liliane Benucci, Tisa Houck, Lorin Myers, Rene’e Weber, Susan & Steve Woodard, John Chant committee members)

Clean Cuts cut back the tree in the streetlight at the median of Valley Forge Rd. and Brandywine Rd. and cut back the overgrown bushes across from the tennis club so pedestrians can walk along Brandywine Rd. safely.

Weber reported damage at pond three. The top portion of a tree broke off, destroyed one of the benches, and much of this section landed in the pond. A contractor was hired to remove the debris and cut the rest of the tree down. Myers hauled off the broken bench. The same contractor, also, cut back the front of the tree in the Village Green Rd. cul-de-sac that was blocking the streetlight.

Houck called in a tree limb in the road to VC Road and Bridge. They responded in 2 business days.

Pond one needs to be analyzed by a professional to determine how to remove the vegetative debris and trash and if the sand that has collected in front of the deck at Village Green Rd. can be removed. The floating vegetation may need to be removed from the entire pond to keep it out of the storm water system. The first catch basin is basically full of debris, the level of sand in the bottom increases each week and needs to be cleaned out after the debris and trash are removed. The second catch basin appears empty currently. The sod in front of the deck has eroded creating a 2 foot hole due to the water running out and over the deck when rain is sufficient to raise the water level out of the pond.

Chant replaced the deteriorating seat boards on the bench at pond three.