

**Brandywine Homeowners Association, Inc.**  
**P.O. Box 37, DeLeon Springs, Florida 32130**

Minutes of the Regular Board meeting of December 11, 2012

**Call to Order:** The meeting was called to order by President Jonas at 7:00 pm.

**Roll Call:** - Directors Jonas, Alonzo, Weber, Myers, Hill, Fletcher, and Benucci were present.

Members Nancy Jonas, Richard Rabin and Janet Rabin attended the meeting.

**Minutes:** Motion by Myers, seconded by Fletcher to accept November minutes as presented.

**Correspondence:** Jonas reported he had received a letter from the Seventh Day Adventists, claiming that the First Amendment gave them the right to solicit religion in our community. After contacting the Sheriff's office, it was determined that the County has no statute regarding this type of solicitation.

### **COMMITTEE REPORTS:**

#### **Financial/Membership:**

**Financial:** Fletcher noted that we are operating well within budget for the first two months of our fiscal year and have significant cash on hand. During the month the signature cards for our accounts at Mainstreet Bank were updated to add President Jonas and remove past President Stone.

**Collections:** Fletcher indicated there are two outstanding demand letters, partial payments received, but fees due. These demand notices run out on 12/20 and 12/25. We have six long-term liens still outstanding.

**Membership:** We have many recent or pending closings in the neighborhood. It seems real estate activity has increased. There are six closings either recently completed or pending for the near future.

#### **Grounds & Maintenance:**

- ✓ Jonas checked all zones of the sprinkler system for leaks after Myers received an unusually high water bill but could find no leaks or reason for the higher usage.
- ✓ Jonas and Fletcher investigated after receiving a call of concern that the Mallards may be directing more storm water run-off into the area adjacent to the condos, but found that they are only diverting the downspouts underground to avoid further erosion of the area. There is no additional drainage being directed into the area of concern.

#### **Lawn Care & Beautification:**

- ✓ The Jonases decorated both entrances for the Holidays. Thanks to Cecil and Valerie Morse for the donation of the large wreath at the Route 17 entrance. Only approximately \$15 had to be spent for light replacements etc., this year.
- ✓ The Beautification Award has been given the month off for the Holidays and will be presented again in January.

- ✓ Thanks to Clean Cuts for removing the overgrown coleus from the Route 17 entrance and replanting that area. It looks very nice again.

### **Storage Lot:**

- ✓ Schrader reported that as of this date there were 22 units in the storage facility.
- ✓ All items were in compliance with the exception of two – one with no license plate and one with numerous violations. Both owners have been contacted.
- ✓ One replacement key was given out.
- ✓ Jonas had the gate sign changed to remove past President Stone's phone number and Schrader's phone number was added. Jonas' phone number remained.
- ✓ This past month there were no new units added to the lot and no units were permanently removed.

**ARB:** Alonzo reported there were no requests this past month. He is reviewing the development guidelines regarding some verbiage we might want to clean up.

### **Rules Enforcement:**

- ✓ Hill reported that there was one violation letter sent out this past month regarding multiple vehicles parked in the yard for an extended period of time.
- ✓ Hill also reported that there was a complaint regarding a storage unit, but it was determined that the owner had followed the proper procedure to erect it on their property.

**Web Site:** updates were made to the home page, Documents & Forms, Area Info, and Board/Contacts. Annual and monthly minutes were added.

**Neighborhood Watch:** Benucci reported that Sgt Day, the Community Services Officer is available to meet with the Neighborhood Watch group. Fletcher has the list of previous block captains and contact will be made with them regarding a meeting with Sgt Day after the first of the year.

**Welcoming Committee:** Weber suggested merging the Welcome Letter and the Facts About Brandywine documents, since there are many redundancies. Pending approval by the board members of the draft document, Weber will deliver the welcome packet to new owners the Edwards.

### **Planning Committee:**

- ✓ Fletcher reiterated that the county CLCA board had ordered demolition of the blue tarp house at its September 5 meeting. The county elected to rehear the case on November 7 at the request of the bank holding the mortgage, since the bank claimed it was not notified earlier. The Board affirmed its prior ruling but provided an additional 30 days time for the bank or owner to request permits to demolish or rebuild the property.
- ✓ We were informed just yesterday (Monday, December 10<sup>th</sup>) that very near the end of the 30 day period the owner presented plans and the names of sub-contractors and requested permits to completely rebuild the house.

- ✓ The chief Building Official told us they have approved these plans and we should expect construction to start today (Tuesday, December 11<sup>th</sup>).
- ✓ We have asked our Attorney, Mr. Kelton, to contact the county attorney involved and the bank's attorney to provide us with more details on what agreements were made and the status of ownership, etc. We also asked Mr. Kelton to advise us regarding our ARB requirements, which were not followed, and how to proceed to collect our lien for dues.

**Garage Sale:** Hill reported that information regarding the Garage Sale (March 9, 2013) will be put in the January newsletter. We will also advertise in the local papers and on Craig's List as we have done in previous years.

**Bylaws & CCRs:** No report.

**OLD BUSINESS:** Nothing to report.

**NEW BUSINESS:**

**January Newsletter:** Jonas reported that the newsletter will be ready the first week of January and will contain the same information that is typically included.

**HOA Fee Payment Cards:** Weber brought up a request that an envelope with the HOA address be included with the initial mailing of the fee payment cards. The discussion went one step further, with Myers receiving the task of checking into the feasibility of obtaining a permit to use business-reply envelopes. The advantage to this would be that we would only be charged if an envelope was actually used. Update will follow.

**Adjournment:** Moved by Myers, seconded by Alonzo to adjourn at 8:00pm. Carried. The next meeting will be held on January 8, 2013.

**Respectfully Submitted:** Liliane Benucci – Recording Secretary