

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

Minutes of the Regular Board meeting of February 8, 2011

**Call to Order:** The meeting was called to order by President Stone at 7:05 pm.

**Roll Call:** - Directors Stone, Jonas, Hill, Alonzo, Myers, Gindl, and Benucci were present

Members Jim Schrader, Nancy Jonas, Jennifer Stone, and Lilliann Alonzo attended.

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

**Correspondence:** Several board members received a brochure from a company called The Cyberhood, offering to do the community web site. It was decided to table any discussion on this matter for the present time.

**COMMITTEE REPORTS:**

**Financial:** 875 Lancaster has sold and the closing for 835 Lancaster is scheduled. We have four liens and four properties have been late for multiple quarters. Under the new rules we can send demand letters from the attorney; however, the attorney informed Myers that three of these four properties are in foreclosure. If we file before the foreclosure is filed we will have to file again. The attorney suggested 3 options: 1. Do nothing, 2. Myers files the letters and liens, and 3. Wait until foreclosure is filed. After a short discussion the board decided to do nothing now and have Kelton file the liens on the properties after we know more about what is happening with them.

Nine properties owe second quarter dues and 5 of these have been forwarded to the attorney for collection as described in the amended Fees Schedule policy.

**Grounds & Maintenance:** Jonas reported that he, Schrader and Stone attempted to flip the deck boards on the bridge and determined that it is more work than expected. Boards could be damaged in trying to accomplish this project, so they flipped a few that were the worst and recommend leaving the rest as is. We should get another four to five years out of them before they need to be replaced entirely.

Stone replaced the wheels on the gates for the storage lot.

Jonas and Schrader spoke to Chris Pellegrino of the Florida department of Environmental Protection in regards to the trailer and tank at the entrance to our storage lot. They were informed that it will be there for some time to continue monitoring ground pollution from the dry cleaner, even though that business is no longer open. He did agree to move the tank back away from our fence in an effort to discourage entrance into our lot and will look into the possibility of adding above our current fence to improve security.

Thanks to Myers for repainting the signs at the Route 17 entrance to cover the works of graffiti artists this past week. Myers also reported this incident to the Volusia County Sheriff's Office.

**Lawn Care & Beautification:** Clean Cuts has cleaned up the area under the trees in the common area near Brandywine Road & Valley Forge. They also trimmed the large trees up high enough to facilitate mowing on a regular basis.

Clean cuts also cleaned up along the sidewalk near the footbridge. The brush in that area was encroaching the sidewalk, but is now back 10 to 15' from the walk.

Jonas has compiled a list of items that need to be addressed by Clean Cuts for review by the members of the board. This list will be forwarded to Mike if all are in agreement.

**Storage Lot:** The gate wheels were replaced at a cost of \$74.55. There are two units without up-to-date registrations and one with no tag at all. A phone message was left with the owner of the two units with expired tags. There has been no response to date. All other units have a current tag and there were no new units added this month..

**ARB:** There was one request for an ARB form from 875 Lancaster Rd. to add fencing to finish enclosing the backyard. The request was approved and returned on 2-4-11.

**Rules Enforcement:** The issue of boat parked on trailer in vacant home driveway/property on Valley Forge Road has been resolved. The owner removed same when asked to do so by neighbors without a written notice.

Volusia County Code Enforcement office was called regarding:  
2720 Concord Road – auto with no license plate  
2746 Saratoga – auto(s) with no license plate(s)  
Saratoga Brandywine Rd – auto(s) with no license plate(s) including red Nissan

Hill received a phone call on 2-3-11 regarding 2810 Concord Road, a recent foreclosure with regards to the abandonment and condition of the property, including debris, junk, unsecured house, pool, and disarray of property in general.

On 2-4-11 Hill and neighbor Powers both phoned Volusia County Code Enforcement office to report these conditions after viewing with neighbor to witness. The fence gate was secured. Of special concern are items in the driveway and front yard.

The situation was discussed among the board members with no clear permanent solution. The property will continue to be monitored.

**Web Site & E-Mail:** No new information.

**Neighborhood Watch:** No new information. Several reports have been sent out regarding vandalisms, mostly occurring at the Mallards.

**OLD BUSINESS:**

**Insurance:** Stone contacted connect America Insurance three times this past month. He spoke with a new person in the office and they promised to return the copies of the policies that were sent to them and send an insurance quote by 2-7-11, neither of which has happened. E-copies of the policies were sent, but not the hard copies. The e-copies will be used to get quotes from local agents.

**NEW BUSINESS:** The West Volusia Friends of Felines would like to send some people on March 19<sup>th</sup> to Brandywine during our annual garage sale to ask people to donate a percentage of their sales to the organization. It was decided that an email would be sent, requesting contact information for the group, and then this information would be sent to all residents, giving them the opportunity to donate if they wish. This way, there would not be people soliciting in our neighborhood.

**Adjournment:** Moved by Gindl, seconded by Myers to adjourn at 8:32pm. Carried. The next meeting will be held on March 8, 2011, at 7:00 pm.

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