

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

Minutes of the Regular Board meeting of January 11, 2011

Call to Order: The meeting was called to order by President Stone at 7:02 pm.

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

Members Lilliann Alonzo and Nancy Jonas attended.

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

Correspondence: Jonas reported that the DeLand Beacon wanted to know if we would let them publish our newsletter. It would be free, but they would be allowed to insert advertising and would combine us with the Condo Association. While the sample newsletter Jonas presented was very nice it was agreed, after some discussion, that the request would be tabled for now.

Meeting minutes: It was suggested that a response be sent to Benucci, even if there are no changes to the proposed meeting minutes. This was agreed to. Also, the first issue will have the word "DRAFT" superimposed on it, so it is apparent that these are not the final (approved) minutes.

COMMITTEE REPORTS:

Financial: There are still three properties late with first quarter dues and as of 01/11/11 there are 24 properties with outstanding second quarter dues. The dues for 1026 Valley Forge Road were paid by HUD.

Once the newsletter gets delivered we can go forward with our new collection procedures.

The following properties experienced ownership changes:

2612 Bennington 2840 Green Mountain Rd

Grounds & Maintenance: Jonas reported that he called in two street lights out to Progress Energy for repair. One was on Brandywine Road near Trenton Place and the other was on Brandywine Road near Burgoyne Place. Both were repaired the next day.

No other projects were undertaken due to the Holidays, but we hope to get a couple of things accomplished in the next few weeks.

Lawn Care & Beautification: Jonas has been in touch with Clean Cuts in an effort to keep them focused on getting more clean up and mulching accomplished now that there is no mowing to be done.

The sprinklers at the Route 15 entrance have been running every 2 to 3 days to keep the new plants watered. They are looking pretty good.

Storage Lot: Stone reported that he has had one key request, but is still waiting for the registration form to be returned.

There are five units with expired tags. Stone talked to three personally and left a message with one who has two units.

There is one trailer with no tag, and a note was left attached to the trailer to contact Stone. The note is missing, but there has been no contact as of this date.

One of the gates needs to have its wheels replaced.

ARB: Stone reported one request for ARB forms: 2708 Saratoga Road for roof replacement. It was approved and returned on 1/5/2011.

Rules Enforcement: Hill sent four violation notices., two to 900 Kings Mountain Road, one to 2660 Concord Road, and one to 2630 Concord Road.

Web Site & E-Mail: This discussion was moved to new business.

Neighborhood Watch: Several incidents occurred this month. We have received several more calls regarding ADT soliciting. Jonas called Absolute Security in Winter Garden and informed them that we (Brandywine) wanted no solicitation from them.

OLD BUSINESS:

Insurance: Stone reported that the agent called on Friday 1/7, and left a message saying that we are paying too much and needed Stone's email address in order to send a proposal. Stone sent a follow-up email today, as the proposal has still not been received.

January Newsletter: The newsletter is finished and was sent to the printer on 1/6/2011. Myers indicated that it should be sent out tomorrow. There was some discussion as to whether or not we should include renters in the newsletter mailing, as this would possibly give them a sense of belonging to the community.

NEW BUSINESS:

Web Site & Email: Benucci reported that Network Solutions seems to be the best company to host our web site. They have several different packages to offer, from just the basic set-up to full web-hosting. Jonas moved and Gindl seconded to allow up to \$200 for this project, which would pay for 2-3 years of hosting. Benucci will report back at the next meeting.

Adjournment: Moved by Myers, seconded by Jonas to adjourn at 8:24pm. Carried. The next meeting will be held on February 8, 2011, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary