

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

Minutes of the Regular Board meeting of January 10, 2012

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

Roll Call: Directors Stone, Hill, Jonas, Myers, Fletcher, Alonzo, and Benucci were present. Member Nancy Jonas was present.

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

Correspondence: Stone received correspondence from Charlie Novell at CN Prestige Contracting LLC regarding the proposed 36-unit rental community going up behind the tennis courts. Attached to the email was a site plan and product photos. Discussion regarding this proposed community is detailed under "New Business."

COMMITTEE REPORTS:

Financial/Membership: Fletcher advised that we have three new liens, two filed and one being prepared by the attorney. We also have five long-standing liens.

Twenty members are past due on second quarter dues; reminder letters will be mailed out on January 11.

At this time we have no demand letters outstanding. GMAC took title to 2810 Concord Rd. in a foreclosure.

Grounds & Maintenance: The park bench which was located on the northwest corner of Brandywine and Valley Force has been moved to a new location near the footbridge, along the walking path, per a request from a resident.

A tree top that had fallen on the fence at the storage lot has been removed and the brush along the south and east fence line has been cut back. A section of top fence rail, which has been broken for some time, has also been repaired.

The light fixture on the center sign at the Route 17 entrance has been replaced. The old light was no longer functioning properly, even after a bulb change. We also replaced two burned out bulbs at the Route 15 entrance signs; however, one bulb socket is broken and that fixture may have to be replaced in the future. For now one bulb seems to light the sign sufficiently.

We are monitoring the water levels of the ponds. If we don't receive some much-needed rain in the near future, we may have to shut the fountains off again soon.

We are having issues with the new garbage trucks not backing into the cul-de-sacs and driving over plants and curbs. Jonas is working on this.

Lawn Care & Beautification: The Christmas lights have been taken down and put away for another season.

The Beautification Award has been temporarily suspended to make some repairs to the sign. It will be awarded to a deserving property owner as soon as it has been spruced up a bit.

Storage Lot: There were no additions or deletions in the storage lot this past month. There were five units with expired license tags. All of the owners have been contacted and report that they will be updating the registrations.

ARB: Since the last meeting there were two requests to the ARB. One at 2618 Bennington Place for tree removal and one at 890 Lancaster Road for wooden fence replacement. Both requests were approved.

Rules Enforcement: One letter was sent out regarding tree removal which was not authorized through the proper channels. There continue to be minor violations

Web Site & E-Mail: The website was updated to include the current Beautification Award winner, the Proxy form was removed, and November's Board Minutes were added. Events pertaining to December were removed.

Welcoming Committee: There were no new owners to welcome since our last meeting.

Neighborhood Watch: Fletcher received block captain information from Valerie Morse.

OLD BUSINESS:

January Mailing: Stone passed out a draft of the January mailing for review. There is room for additional information, so

NEW BUSINESS:

Annual Yard Sale: Discussion was held on the Yard Sale (scheduled March 10th) regarding timing and contracting for the local advertisements.

Proposed Rental Community: Stone received correspondence from Charlie Novell regarding a proposed rental community to be erected behind the tennis courts. Attached was a drawing of the site map and some product photos. Mr. Novell and his partner had planned to address the board at this meeting to answer any questions, but they were unable to rearrange their schedule. Several concerns were address by the board, including the fact that stormwater retention was not addressed. The board will continue to remain active in gathering information on this matter.

Adjournment: Moved by Myers, seconded by Fletcher to adjourn at 8:00pm. Carried. The next meeting will be held on February 14, 2012, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary.