



P.O. Box 37, De Leon Springs, FL 32130-0037
bhoadeland@yahoo.com
www.brandywinedelandhoa.com

Minutes of the Monthly Board meeting July 10, 2012

Call to Order: President Bill Stone called the meeting to order at 7:01.

Roll Call: Directors Bill Stone (Pres.), Larry Alonzo (Dir.), Richard Fletcher (Treas.), Diane Hill (Dir.) and Lorin Myers (Dir.) were present. Ken Jonas (V Pres.) and Liliane Benucci (Sec.) were absent. Three members; Renee Weber, Jeannie Wolfe and Lilliann Alonzo attended the meeting.

Minutes: Alonzo moved that the June 12, 2012 minutes previously distributed by Benucci be approved, seconded by Fletcher, carried.

Correspondence: None that didn't apply to following reports.

COMMITTEE REPORTS

Financial: Treasurer Fletcher reported 2 CD's matured last month and one was purchased. Fletcher also reported at the July 5th Finance Committee meeting discussion regarding the need for a Money Market Reserve Fund was questioned. Fletcher made a motion:

“To close the Money Market Reserve Fund and replace it with a Reserve Fund checking account.” Seconded by Alonzo, discussion; This will enable us to hold less funds in lower interest bearing accounts and benefit from the no minimum, no fee checking account offered by Mainstreet, carried unanimously.

Monthly financial reports: Reviewed by the Finance Committee meeting on July 5th. No questions/discussion from the Board.

Collections: Our lawyer reports court documents have been filed regarding 2 of our lien/foreclosure lawsuits, process of serving this week. He is conducting a title search on the third lien/foreclosure property this week. 22 properties are in arrears for 4th quarter dues (plus 10 liens) as of today. Due to pending litigation most details will only be discussed at closed committee meetings to abide by privacy laws and attorney client privilege.

Quick Books: A monthly 'customer care' plan was established with Intuit for the purpose of technical and training support at the cost of \$30.00 per month.

Grounds & Maintenance: Stone reported requesting Clean Cuts to cut down the weeds around Pond 3 in regards to a complaint from a resident. They have completed that request.

County Road and Bridge was contacted regarding the storm water runoff at the north end of Kings Mountain Rd. They performed maintenance at the drain location.

Lawn Care & Beautification: Stone reported that Clean Cuts cut the grass on the Route 17 entrance heading east in front of the vacant lot as they have agreed to do twice a year. Discussion regarding owners not edging their properties at the street reiterated that our Grounds Contract with Clean Cuts only allows that they edge Brandywine Rd. periodically (see Rules Enforcement for more details). It was also noted that Clean Cuts has performed above and beyond the call of duty (the Contract) to resolve the issues above on unscheduled days. The Beautification award was presented to Karen and Mike Frey of Valley Forge Rd. this month.

Storage Lot: Stone reported all units are in compliance and one unit was added over the last month.

ARB: Stone reported 2 requests for tree trimming/removal and is working with the committee to determine if the requests are on private or common areas. One is behind the Condo's and one is at the North end of Valley Forge Rd.

Rules Enforcement: Hill reported violation letters were sent and County Code Enforcement was contacted regarding violations for:

One dead tree, one vehicle without FL license plate, one camper in a driveway more than 48 hours, one truck more than 10 hours on grass with a 'for sale' sign, several instances of grass not being mowed and one instance of yard debris. Several of these issues were resolved by the time of the meeting. Most of the unresolved issues involve County Code Enforcement at abandoned properties. Hill also reported a conversation with Co. Code Enforcement regarding the length of the grass and dead tree on the vacant lot by the 17 entrance. Further communication will be attempted with the owner and realtor of the lot.

Discussion regarding edging of grass at the road not being maintained at numerous properties. Hill will begin sending letters reminding owners of their responsibilities. It is not within the budget of the Grounds Contract for Clean Cuts to edge the side streets.

Numerous email and verbal complaints have been fielded recently regarding dog owners not picking up after their pets. There are several areas, mostly along Brandywine Rd. that are particularly bad. It was reiterated that this is not a Rules Enforcement issue but a County Ordinance. The Board through email, newsletters, etc. will make every attempt to notify our members of the issue. Stone has a detailed description of the resolution that the Ordinance offers, it will be published in the July '12 newsletter.

Website: Stone reported recent updates to the website, please check it out at www.brandywinedelandhoa.com

Neighborhood Watch: Still working on a viable program, stay tuned. No crime reported last month in the neighborhood.

Welcoming: Stone reported greeting and delivering documents and rules to new owners Carol and David Newkirk on Lafayette Place.

Planning: Fletcher reported on the home with the blue tarp. Communication with County Code Enforcement indicates the property is still accruing fines of \$1000 per day. He also described the notice posted at the property on June 18th from the Chief Building Official of Volusia County declaring the home unsafe or dilapidated according to county code. The owner was given 45 to take substantial actions or he will receive a notice of hearing before the Contractor Licensing and Construction Appeals Board. This board has the authority to recommend demolition if no plans are submitted for approval by the owner or mortgage holder to bring the property up to 2010 building code (or demolition) within 45 days of the notice.

Fletcher also reported communication with the engineering firm for the route 17 main entrance lot. The firm has had no contact with the owner regarding construction plans that were eluded to last spring.

OLD BUSINESS

July Mailing: Stone reviewed topics for the Newsletter, many items in these minutes plus other items. Discussion regarding the Notice of the Annual budget proposal/approval at the August meeting and a couple inserts; new rules for compensation for closing certificates and a revised Board directory for the mailing.

2012/2013 Budget proposal: Fletcher reported the proposal has been adjusted to cover anticipated printing cost for letterhead envelopes, and to cover QuickBooks tech and training support for part of the new fiscal year. There was no change in the totals of Expenses and Revenue and we do not anticipate a dues increase (pending final approval, August meeting).

NEW BUSINESS

Nominating Committee: Alonzo will be chair of this nominating committee with Hill and Stone on the committee. All board members will offer assistance.

Adjournment: Moved by Myers, seconded by Fletcher to adjourn at 8:56 pm, carried. The next meeting will be held on August 14, 2012.

Respectfully submitted: Lorin Myers, Finance Coordinator