

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

Minutes of the Regular Board meeting of July 12, 2011

Call to Order: The meeting was called to order by President Bill Stone at 7:03 p.m.

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

Minutes: Minutes Draft was read by Bill Stone. Myers brought up and commented on the second sentence of Financial and the second sentence of 2011-2012 Budget paragraphs. He asked that these two sentences be eliminated. Alonzo moved that this be done and Gindl seconded the motion. All agreed and the two lines will be removed. The remainder of the minutes were approved by everyone.

COMMITTEE REPORTS:

Financial: Myers reported a delay reconciling and preparing the monthly financial reports due to the Wachovia/Wells Fargo merger and moving those accounts to Mainstreet Bank. Statement should be available soon, and he expects to be able to finalize the June reports with the accountant soon, before the end of the month.

Myers reported there are twenty-eight properties late with 4th quarter dues for July 1st. Reminder letters will be sent by mid month to those who have not remitted. There are 3 properties in arrears for multiple quarters. He will proceed with collection procedures, with the attorney.

Recent property closings include: 955 Village Green Rd.
Closing scheduled for 2834 Concord Rd. and 2720 Concord Rd.

Grounds & Maintenance: Stone read Jonas' report in Jonas' absence. Regarding questions of maintenance responsibility for the walking trail from the condos to the shopping center, he spoke with Wayne Sanborn and spent time at the Clerk of Records office reviewing documents of record. None determined responsibility for maintenance. Of interest the following items appeared:

1. When the trail was originally constructed by the developer, all the land was owned by them. It appears now the trail crosses land of three ownerships including the Condo Association, Mallards Apartments and Mr. Smith of Aaron Pest Control.
2. It appears the trail is being used by a very few people, mainly Condo residents, and therefore rises the question of cost effectiveness for HOA to maintain the trail rarely used by majority.
3. Most important factor is security of Condo Village residents. The trail may be an easy access point for the general public frequenting the shopping center to gain access to our community.

Taking all above into consideration, Jonas, as Chairman of Grounds and Maintenance

Committee, recommended we shift the burden of proof of responsibility to maintain the walking trail back to the Condo Association with recommendation the gate be locked and the trail be abandoned for the safety of all concerned.

Gindl moved the Board follow Jonas' recommendation(s) regarding the Condo Village trail. Alonzo seconded. All agreed and motion carried.

Lawn Care and Beautification:

The Beautification Award was presented July 9th to 1110 Burgoyne Rd.

Storage Lot: Stone reported on June 28, 29 and 30, three volunteers from a group organized by St. Peter's Catholic Church, along with Directors Stone, Jonas and Myers, plus resident Schrader, removed vines, shrubs and trash from the storage lot. Clean Cuts helped remove trailer loads of debris to the landfill. Aaron Pest Control will spray for control of any new growth at a cost of \$155. An appreciation letter was sent to St. Peters. The lot now appears to have twice the space before cleanup.

Request was made by Stone to approve the cost of \$155.00 for Aaron's service. Alonzo moved that we do so and Gindl seconded the motion. All were in favor.

A certified letter was sent to the owners(s) of 2 units with expired tags after phone contact failed to get results. Owner was given 30 days to update the registration or remove units.

ARB: There has been one request for tree removal at 2804 Concord Rd., which was approved and returned June 27, 2011.

A 'broken' tree was removed by Affordable Tree Service at a cost of \$300.00 in the common area at 1003 Valley Forge Rd.

Rules Enforcement: Hill sent three letters regarding window A/C unit in upstairs window, yard needing mowing on vacant property in Burgoyne Pl. and frame of gazebo in driveway for lengthy time.

Stone sent a certified letter to resident with long time trailer parked in driveway. Previous letter had been sent and conversations held regarding removal of such. Problem has been resolved. Stone sent notice and conversed with resident with garage window air conditioner that is exposed.

County Code Enforcement will be phoned regarding the fallen tree(s) off of Brandywine Rd. on vacant lot near entrance and tennis club. If lawn is not cared for in a timely fashion on Burgoyne Pl., County Code Enforcement will be called about this issue. After a letter to resident on Saratoga regarding yard debris accumulation with no response to same, County Code Enforcement is going to be notified and requested to take a look and advise.

Web Site & e-mail:

Tinker Graphics was commissioned to design a new Web Site for the Association and should have it up and running within a few weeks. A deposit of \$150. was paid towards the cost of \$300.-\$400. to set up the site. The new and official Web address is to be: brandywinedelandhoa.com. An offer to purchase our current web address was discussed. No motion on the offer was made.

Neighborhood Watch:

Several items were stolen from an auto, during the middle of the day around mid-June, on the 2600 block of Burgoyne Rd. Items included a GPS, a radar detector, ammunition, a range finder, etc.

OLD BUSINESS:

Insurance: There was nothing new to report regarding insurance.

Accounting Research: Stone reported that the software for QuickBooks Pro is on sale at Office Depot for \$179.99 plus tax. After some discussion, motion was made by Alonzo to purchase this. Myers seconded the motion. All there agreed, and Stone will obtain the software.

2011 Annual Meeting: Contract to secure meeting place to be drawn up for Mike Frey and Bill Stone to sign to have the date, time and cost of rental use for the Annual Meeting in writing.

2011-2012 Budget: Myers reported that Jonas requested a 5% increase for the Grounds Contract Budget; amended on the proposal. Stone requested \$900.00 be added to the Miscellaneous Budget in anticipation of the HOA purchasing its own computer to keep the financial and/or other records electronically.

NEW BUSINESS:

July Newsletter: Draft was presented to the Board by Stone for questions, comments and changes. This was discussed with some changes made in new residents listed. Stone has written his Draft of the President's letter to be fine tuned and added to the newsletter. Will go to the printers by next midweek for mailing and to the web site.

Adjournment: Unanimous decision to adjourn at 9:15 p.m. The next Board meeting will be August 9, 2011 at 7:00 p.m.

Respectfully Submitted: Diane R Hill, Recording Secretary in Liliane Benucci's absence.