

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

Minutes of the Regular Board meeting of June 12, 2012

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

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

Members Nancy Jonas and Lilliann Alonzo attended the meeting.

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

Correspondence: None.

COMMITTEE REPORTS:

Financial/Membership:

Membership: Two closings were schedule (one for May and one for June) but these have not been confirmed.

Collections:

- ✓ One Claim of Lien **demand for 3rd** quarter dues was paid.
- ✓ The HUD property is still in arrears for 3rd quarter dues.
- ✓ The owner of one home with a lien has contacted Kelton to arrange payment but has not made payment as of yet.

Potential foreclosure actions:

- ✓ One of the owners of the home which was inherited by five individuals has contacted Kelton and is “deciding what to do.”
- ✓ The owner of two homes that are delinquent and for which the foreclosure demand time frame has run out has made no contact with us or Kelton. Kelton is conducting title searches on these properties to determine if we should proceed with foreclosure.

Financial:

- ✓ We incurred no fees to the General Account from Attorney Kelton this month.
- ✓ May cost for QuickBooks assistance was \$300.00, paid to Betty Kelly.

Grounds & Maintenance: Schrader and Jonas replaced the last board on the Lafayette Road end of the foot bridge with concrete. The board had become loose and has been a problem before, so the concrete makes a smooth transition from the wood bridge deck to the asphalt walk.

Schrader and Jonas also replaced the rain sensor on the sprinkler control for the Route 17 entrance where it appears someone had cut the wires to it. They enclosed the new wires in PVC pipe to try to prevent such vandalism in the future.

Jonas called Volusia County Road & Bridge in regards to the recent flooding of the retention pond on Burgoyne near Concord and they cleaned out the bottom of the area, removing the sod, which should allow the water to soak into the soil quicker.

Jonas has installed two more Dog Waste signs, one on Brandywine at Saratoga Road and one on Lafayette at the walking trail entrance. These are two areas where evidence of violators has been left behind frequently as of late!

Jonas emailed Progress Energy the locations of four streetlights that are either out or are cycling on and off. Repairs should be made shortly if they have not already been done.

Unfortunately, the recent rains have still not been enough to significantly raise the water level of the ponds, so the fountains still remain off for now.

Lawn Care & Beautification: Clean Cuts has mulched the Route 17 entrance and it looks very nice. Jonas has instructed them to go ahead with mulching the Route 15 entrance as well, when they have time. Recent rains have hindered their schedule a bit.

We received a request that the meadows be mowed, which Jonas forwarded to Clean Cuts and they responded by moving it within a week. They will mow it as often as necessary; however, their contract does not provide for mowing on a weekly basis, only on an as-needed basis.

The Beautification Award for the month of June has been presented to Clyde and Carolyn Ford at 890 Lancaster Road. They are new residents of Brandywine and have done an outstanding job of improving the appearance of their home and yard!

Storage Lot: There were no new units added and one unit was permanently removed from the storage lot. All other units are in compliance with lot rules.

ARB: There were no new requests to the ARB this past month.

Rules Enforcement: Director Hill called a company whose sign was still on a property where they had been working to have the sign removed. The company promptly removed the sign.

Director Hill also inquired about other letters needing to be sent regarding code enforcement violations.

Web Site: The new Beautification Award was added to the home page as well as the April approved Board Minutes.

Neighborhood Watch: No new information.

Welcoming Committee: No new owners or renters to welcome in May.

Planning Committee: The Volusia County Code Enforcement Board met on May 16th. On the agenda was a property in Brandywine which had multiple violations. Many Brandywine residents, 45 to 50, attended the meeting. The property was not in compliance with the Code Board orders from the previous meeting, hence the Code Board set fines of \$1,000 immediately and \$1,000/day if no action to improve the property was taken by May 29th. On May 29th the Code Enforcement staff informed us that no permits were pulled and no contact had been made by the owner, hence the fine was accumulating.

There is no additional information related to the apartments at the Route 17 entrance.

OLD BUSINESS:

A/C Unit Violations: We continue to experience issues with outside A/C unit violations. The by-laws indicate units shall not be “visible”, which then offers the question if they can be used, just not noticeable from the street. Discussion will continue.

2012/2013 Budget: The proposal has been adjusted based on the 8 months actual experience and best estimates of future escalations or reductions.

NEW BUSINESS:

July Newsletter: Discussion regarding what to put in the July newsletter.

Annual Meeting: It was moved by Jonas and seconded by Myers to hold the 2012 Annual Meeting on November 8, 2012. Carried unanimously.

Adjournment: Moved by Jonas, seconded by Benucci to adjourn at 8:20pm. Carried. The next meeting will be held on July 10, 2012, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary