

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

Minutes of the Regular Board meeting of March 8, 2011

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

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

Members Jim Schrader, Jennifer Stone, Lilliann Alonzo and Marie Tereskun attended.

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

**Correspondence:** Stone received correspondence from Daytona Realty & Property Management, offering to run the HOA. He will respond to them that we are not interested at this time.

**COMMITTEE REPORTS:**

**Financial:** We have spent close to \$1,800 of our \$2,000 budget for Grounds Beautification, but since we have been under budget for the last 2 years it shouldn't be an issue to spend a little more (the Lexington cul-de-sac needs work).

Six accounts were turned over to the attorney for demand letters. There are four properties with no liens, but they are behind 2 quarters dues, and we have three closings scheduled

**Grounds & Maintenance:** Jonas reported that he, Schrader and Stone started constructing the retaining wall at the cul-de-sac on the north end of Valley Forge Road. Clean Cuts has graveled behind it and performed the clean-up, trim, and mulch on the rest of that location. They will be finishing up the remaining work on the wall within the next few days. The total cost of materials for the wall was \$20.11, as they re-used wood from the bridge project.

Jonas and Schrader met with Pedro Pratt of Emerald Waste in regards to evidence of a close call by one of their drivers and our new wall at Valley Forge, as well as obvious damage to the cul-de-sac on Lexington. He has promised to inform all drivers that they are to back down both Valley Forge and Lexington, as well as Concord Road, to prevent further damage to our cul-de-sacs. In turn, we are committed to ask residents on those cul-de-sacs to place their trash and recyclables at the front of the cul-de-sac to facilitate easier pick-up by their crews.

**Lawn Care & Beautification:** Clean Cuts has made good progress on completing the list of tasks presented to them after our last meeting! Most of the cul-de-sacs are looking good and we will follow up on obtaining plants for those areas that need to be finished up.

After a trial period to ensure that our agreement with Emerald Waste is indeed working, we will proceed with improvements to the Lexington Road cul-de-sac. The bushes there are far too large and need to be torn out and replaced with new plantings and damage caused by trucks needs to be repaired, which may require some sod replacement.

The Beautification Award for the month of March has been presented to Mr. and Mrs. Roger Brown, 1040 Valley Forge Road.

**Storage Lot:** No additions, no deletions. There are two units still without current tags. The owner has been contacted by phone message three times, with no response. A letter will probably be the next action.

**ARB:** There were four requests to the ARB this month. Three, at 2611 Bennington Place, 1026 Burgoyne Road, and 2645 Burgoyne Road, were for tree removal. All were approved. One request, at 3020 Village Green Court, was to repaint using existing colors. This was also approved.

**Rules Enforcement:** There is a “House for Sale by Owner” sign that needs to be removed. There is a non-operating truck in a driveway on Village Green Court. The owner (who is not the resident) has been notified several times, and has promised to move the vehicle, but nothing has been done yet. If the vehicle is still there in mid-march another letter will be sent.

**Web Site & E-Mail:** No new information.

**Neighborhood Watch:** No new information. Short discussion on whether or not the fact that we have not had solicitors in a while has any connection to there not being any recent burglaries reported.

#### **OLD BUSINESS:**

**Insurance:** Hard copies of the HOA’s insurance policies were finally returned from Connect America Insurance. After months of phone calls, emails, and phone messages just to get the policies back, without ever giving us a quote on new policies, Stone cannot recommend any further dealings with them. Alonzo reported that he spoke with Tom Ricci @ Affordable Insurance and that he (Tom) had a couple of comments regarding our current policy. It appears that there is no actual clear definition as to what is covered besides liability, which accounts for \$1,100 of the annual cost. Apparently the additional \$800 - \$900 is to cover structures, but the amount covered (\$50,000) is confusing, as we don’t actually own any structures with that value. Ricci recommended talking to Traveler’s, which is our insurer, and getting them to come out and walk the property and see exactly what we have so we can determine what our insurance needs are. Our policy is valid through January 2012, so we are not in a time crunch. Ricci also suggested getting an alternate quote from Brown & Brown.

#### **NEW BUSINESS:**

Resident Marie Tereskun addressed the board with her concerns regarding the speed at which cars travel through the subdivision. The speed limit, which is posted, is 30mph, but few vehicles actually follow it.

There was discussion regarding putting up additional speed limit signs and Benucci will check with the County to see what steps must be followed to do this. It was also noted to mention the speed limit in the next newsletter.

Myers distributed a newspaper article regarding directors/officers of HOAs and noted instances in our By-Laws regarding payment to Officers. Discussion followed as to whether or not the treasurer could be financially compensated (currently the treasurer and bookkeeper functions are performed by the same person). No one disagreed that the Treasurer could be compensated. The decision on 'if' and/or how much will be addressed during next year's budgeting process.

Jonas reported that he had information regarding the dog waste pick-up stations that were discussed the previous meeting. The plastic stations are \$225 each (plus supplies) and the aluminum ones are \$339). The issue was raised that if these stations were provided we would also need to provide waste receptacles and be responsible for emptying them.

Another less costly option would be to purchase signs that indicate residents should curb their dogs. These signs are 12 x 18 aluminum and are \$16.95 a piece if you purchase five. It was moved by Benucci and seconded by Alonzo that Jonas purchase ten signs. The motion was carried.

**Adjournment:** Moved by Gindl, seconded by Jonas to adjourn at 9:02pm. Carried. The next meeting will be held on April 12, 2011, at 7:00 pm.

**Respectfully Submitted:** Liliane Benucci – Recording Secretary