

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

Minutes of the Regular Board meeting of March 12, 2013

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

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

Member Nancy Jonas attended the meeting.

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

Correspondence: Correspondence was received from Cart Your Bins – they build carts to put your recycling bins in.

COMMITTEE REPORTS:

Financial/Membership:

Financial: Fletcher noted that we closed out the quarter with substantial cash on hand and significant reserves.

- ✓ Account 40890 appears over budget but this is actually the result of our payment for the Pond 1 excavation to McLane Excavating. The common area budget is not actually impacted by this as we have funded this project from our reserve account.
- ✓ We have been experiencing some high water bills on one meter the last few months. We visited the City Utility Department and Jonas will report on this – we hope this is fixed for the future.
- ✓ The first cut at the 2013 2014 budget will be discussed under New Business.

Collections:

- ✓ We now have all second quarter dues paid except one small arrears. We now have seven liens, plus the government-owned house, and one lien pending for a small amount. The total value of these delinquencies is approximately \$9,900. Our next quarter begins on **April 1**.
- ✓ We had two sales last month – 895 Lancaster and 880 Lancaster.

Grounds & Maintenance:

- ✓ Jonas reported that he, Fletcher and Myers went to the DeLand Water Department office and found out that they had recently updated their records and changed our minimum billing for the north side of the Route 17 entrance to reflect the 2” meter that has been there all along. We requested that the meter be changed to a ¾” at a total cost of \$100, which will pay for itself quickly in reduced water bills as the minimum monthly charge will be approximately \$11 instead of \$55.
- ✓ The fountain in the small pond #2 has been turned off due to low water level.
- ✓ The time clocks have all been changed to DST and the sprinklers are now set to run twice weekly per county regulation.

Lawn Care & Beautification:

- ✓ Clean Cuts has completed clearing the area along Brandywine Road, near pond #2, and it looks very nice.
- ✓ Jonas was contacted by the Condo Association and they are planning to undertake a project to plant ground cover along the brick wall near the exit road from the Condos. Clean Cuts has been contacted to clear the area of Boston Fern that is presently growing there and then we will be making some alterations to the irrigation in the area to insure better coverage. We will then be running the irrigation in that area more often after they actually plant, until the new plants become established.
- ✓ Jonas has not had a chance to move the Beautification Award for March, but will try to get that done with the next couple of days.

Storage Lot: Schrader reported that as of this date there were 17 units in the storage facility.

Activity is as follows:

- ✓ A letter and enclosure was sent to the owner of the pop-up camper on 2/19/13. The mailing was sent both by regular and by certified mail. The signed receipt was returned to the sender, guaranteeing that the certified mail was received. The enclosure was a "NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY." As of this date (March 12th) there has been no reply or contact from the unit owner. Schrader recommends that the Board take action to have the unit permanently removed from the storage facility. This will be addressed under Old Business.
- ✓ On 2/15/13 an email was sent to Clean Cuts Lawn Service notifying them of a flat tire on their trailer, which renders the unit inoperable, which is a violation. As of this date the unit still has a flat tire.

There are no other violations at this time.

ARB: Alonzo reported there was one request this month, to repaint a house the same color with new trim.

Rules Enforcement: Hill reported that no violation letters went out this month. It was mentioned that some residents are leaving their trash receptacles in front of their houses, in spite of the fact that the covenants specifically state they shall be kept out of sight. This will be addressed in an email.

Web Site: Myers reported monthly updates were made in February. March updates will include next year's Garage Sale date.

Neighborhood Watch: Benucci had nothing to report.

Welcoming Committee:

- ✓ Weber stated that a welcome packet was mailed to THR Florida LP, owners of record for a residence on Burgoyne Place.
- ✓ A welcome packet was delivered to the home of new owner Adam Koon on Lancaster Road.

Planning Committee:

- ✓ Fletcher spoke with the Interim Director of Building and zoning, Rob Walsh, last week (week of March 4th) concerning the house being rebuilt on Valley Forge Road. Walsh told Fletcher that the County is attempting to get a new schedule and additional plans from the contractor. The owner is significantly behind with respect to his original timetable.
- ✓ Fletcher spoke with Rob Walsh again the morning of March 12th and Walsh says they have been unable to contact the owner or the contractor. Walsh says he had a meeting with his building staff and the county attorney assigned to his office. They decided to set a meeting with senior management next week to discuss options.

He says he sees three possible options:

1. Owner completes the project with a new timetable (emphasis on the exterior)
2. County demolishes the structure
3. County forecloses on the property (County takes possession)

Hopefully we will see some action before our next meeting.

Garage Sale: Hill reported that the annual garage sale appears to have been its usual success. Next year's sale will be held on March 8th.

Bylaws & CCRs: Myers reported the next committee meeting is scheduled for 3/19/13. Discussion will center around a proposal to amend the Florida Statute for Community Associations. Senate Bill 596 summarily tightens up guidelines for developers turning over control to community associations and provides a process for arbitration and settlement of complaints between parcel owners and association boards.

OLD BUSINESS:

Derelict Trailer: The board voted unanimously (Myers moved and Benucci seconded) to have the derelict trailer removed if the owner hasn't contacted Jonas by 3/21/13 (contingent on answers given by Kelton).

NEW BUSINESS:

Budget: Discussion regarding the proposed new budget for 2013 – 2014. Discussions will continue until the budget is approved in August.

Adjournment: Moved by Alonzo, seconded by Myers to adjourn at 8:15pm. Carried. The next meeting will be held on April 9, 2013.

Respectfully Submitted: Liliane Benucci – Recording Secretary