

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

Minutes of the Regular Board meeting of May 8, 2012

Call to Order: The meeting was called to order by President Stone at 7:02 pm.

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

Members Nancy Jonas and Sue Griffis attended the meeting.

Minutes: Motion by Jonas, seconded by Fletcher to accept minutes as amended

Correspondence: Stone referenced a letter he sent to the County Code Enforcement Board regarding the unsightly property on Valley Forge Road. This matter will be addressed in the Planning Committee section of the notes.

COMMITTEE REPORTS:

Financial/Membership:

Membership: The following actions were taken by our attorney:

- ✓ One **Demand (Claim of Lien)** letter was sent (late on 3rd quarter dues). Two properties are late but one is HUD owned and attorney Kelton advised not to send.
- ✓ Three **Intent to Foreclose** letters were sent.
- ✓ Two **Notices for Trial** were filed (one is not actionable)
- ✓ One **Motion for Summary Judgment** is pending a court date – could be a long delay.

Financial: Fourteen reminder letters for 3rd quarter dues were sent out – twelve have been paid.

\$428.75 in fees from attorney Kelton was charged to the General Account. Additional recoverable fees will be charged in May for the actions mentioned above.

- ✓ **Quick Books:** Financial data is up to date. We will be using Quick Books for reports as of May 2012. No costs for Quick Books training were incurred in April
- ✓ **2012/2013 Budget Proposal:** No changes to report.
- ✓ Fletcher and Myers attended the Clayton and McCullough law seminar in Daytona Beach on Saturday the 28th of April. The discussions provided them with a large amount of information concerning collections, foreclosures and advice about modifying documents to keep them in sync with current case law.

Grounds & Maintenance: Schrader, Stone, and Jonas repaired the discharge area where the new culvert pipe empties into pond #2 from the condo area. They removed the cement bags, which were sliding down the embankment and restacked them, along with 15 more bags, to create a retaining wall to inhibit erosion.

Jonas repaired one sprinkler head in the boulevard at the 15A entrance, which appeared to have been run over and broken.

Schrader, Stone, and Jonas replaced the ropes securing the fountain in pond #3. One of the ropes had become detached, allowing the fountain to float toward shore. It was reported that a tug of war was witnessed on those ropes until one broke loose.

Lawn Care & Beautification: Schrader, Stone, and Jonas moved three rocks from the area along Brandywine Road to the cul de sac at the end of Kings Mountain Road. They also moved one rock from the common area between Princeton and Trenton to the planted area at the entrance to West Village Green Rd.

Clean Cuts has blown all the leaves out of the shrubbery at the Route 17 entrance in preparation for mulching, but as of this date has not started to mulch. Jonas is awaiting a response from his email as to when they will proceed to start mulching.

The Beautification Award has been presented to Greg and Sheila Sanders, 2610 Burgoyne Road.

Storage Lot: One new unit was added and another permanently removed. One unit currently has an expired license plate and another is missing its license plate. Letters will be sent to the owners giving them 30 days' notice to update their plates or remove their units from the storage lot.

ARB: There were no new requests to the ARB this past month. The tree stump next to pond #1 was ground down for a charge of \$200.

Rules Enforcement: We continue to have problems with cars and trailers parked in the grass, and there is a car with no tag parked at a residence. These issues will be dealt with, as needed.

Web Site: Several documents and the list of new residents was not coming up but has now been corrected. The minutes from the March meeting were added and Director Myers' email was changed to include both his personal and Brandywine addresses. A picture of April's Beautification Award was added.

Neighborhood Watch: No new information.

Welcoming Committee: There were no new owners or renters to welcome in April.

Planning Committee: On April 18, Dick Fletcher and Ken Jonas, along with Jim Schrader and Richard Rabin, attended a code board meeting at Volusia County government. Violations at one home with long-standing problems were on the agenda. The board set deadlines for compliance and the home will be on the agenda for the next meeting of the board On Wednesday, May 16th,

at 9:30 am. We are encouraging other members to attend this next meeting so the code board will take further action.

Both President Stone and member Jim Schrader have sent letters to the chair of the code board requesting action (Stone's letter is referenced in the Communications section of the minutes.)

There is no additional information relating to the apartments at the Hwy 17 entrance.

OLD BUSINESS:

2012/2013 Budget: No new discussion, except that the new budget needs to be voted on during the August 2012 meeting.

NEW BUSINESS:

Resident Sue Griffis expressed her concerns with on-going problems regarding a property on Valley Forge Road. Aside from the obvious issues, when clean-up is performed on the property the trash is being left on her property line. The Board encouraged Ms. Griffis to attend the Code Board meeting on Wednesday, May 16th, to voice her concerns to them.

Foreclosure Costs: The cost is \$1500 per property as a retainer and approximately \$3000 total per property if the suit goes smoothly.

Discussion ensued regarding implementing a procedure to give the "green light" to go forward with final foreclosure proceedings. It was proposed that of Stone, Fletcher, and Jonas, two of the three would have to approve going forward with any final foreclosure proceedings. Moved by Fletcher, Seconded by Alonzo. Carried.

It was decided that we would use the smaller-styled letterhead when sending out correspondence. Apparently there is an older version still available that takes up quite a bit more space than the newer one.

Adjournment: Moved by Benucci, seconded by Jonas to adjourn at 8:00pm. Carried. The next meeting will be held on June 12, 2012, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary