

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

Minutes of the Regular Board meeting of September 10, 2013

**Call to Order:** The meeting was called to order by Vice President Weber at 7:04 pm.

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

Member Lilianna Alonzo attended.

**Minutes:** Motion by Myers, seconded by Fletcher to accept the August minutes as presented.  
Carried.

**Correspondence:**

- ✓ Weber received a phone call regarding an unidentified woman who was wandering around, unclothed, on or near a property on Valley Forge Road. The caller was advised to contact the Sheriff's office.
- ✓ Weber also received a request for copies of HOA Documents and C&Rs from a realtor on behalf of a prospective home buyer. The prospective buyer was referred to the web site but, because they were unable to access some of them, they were provided with paper copies.
- ✓ Myers continues to receive correspondence regarding bears in the neighborhood.
- ✓ Myers received correspondence regarding the HOA's yard sale policy. He informed the requester that two yard sales per year are authorized, one of them being the community one held in March. Myers also reminded the requester that yard sale signs are not permitted on HOA property.

**COMMITTEE REPORTS:**

**Financial/Membership:**

**Financial:** Fletcher reported the following:

- ✓ We still have substantial cash on hand and will finish our fiscal year at the end of this month well within our annual budget. Our projected expenses for the year are estimated to be under budget by \$4,000 to \$4,500.
- ✓ Our water bills have started to come down. We will continue to monitor these bills and check for leaks.

**Collections:** Fletcher reported the following:

- ✓ We currently have eight delinquent properties, seven with liens plus the one bank-owned house, as per the next paragraph. These eight properties represent a total due the association of approximately \$11,000. These eight are the only properties currently in arrears; all other dues are current for this quarter.
- ✓ Myers has made an inquiry to the servicing agent for the “HUD” house on Valley Forge was told that the bank has not yet completed the foreclosure, thus the bank still has the property, not HUD. The servicing company cannot pay our outstanding fees until HUD has the property. No further action is contemplated at this time.
- ✓ The 45 day Notice of Intent to Foreclose for the house being rebuilt on Valley Forge Road runs out on October 4, 2013. We may need to take action after this date.
- ✓ Dues for the first quarter (not due until October 1) have been coming in at a good pace, with many members paying the full annual amount. Thus, our cash on hand by early October will be substantial, allowing us to fund the reserve account for fiscal 2013 – 2014, and purchase an additional CD.
- ✓ There was discussion regarding waiver of late fees and the general consensus of the board was to uphold the HOA rules.

**Grounds & Maintenance:** Weber reported the following:

- ✓ Schrader and Weber contacted the Duke Energy multiple times regarding the eight street lights that were out along Brandywine Road starting at the Hwy 17 entrance. Seven of the lights are now working.
- ✓ Schrader contacted Volusia County code enforcement and Weber contacted the property management company about mowing the bank-owned property adjacent to the Highway 17 entrance. The property was mowed.
- ✓ The county had to do sewer line repair on Sanborn’s property and along the walking trail in the meadow common area. The repairs were made and sod has been put down. The two sections of sidewalk have not been replaced.
- ✓ Clean Cuts was reminded to maintain the storage facility. The area was promptly mowed.

**Lawn Care & Beautification:**

- ✓ Weber reported that the Beautification Award for the month of August was presented to Wayne Arnold, 825 Lancaster Road.

**Storage Lot:** Schrader reported that as of this date there were 18 units in the storage facility.

**Activity is as follows:**

- ✓ Two new units have been registered and are currently stored in the facility.
- ✓ The same trailer and boat still have expired tags. The owner has indicated he has current tags, and he will attach them when he returns in the fall.

There are no other violations at this time.

**ARB:** Alonzo reported that he received a request to build a shed inside a fenced yard. All the proper documents were presented and the request was approved.

**Rules Enforcement:**

- ✓ Hill sent out three violation letters. One regarding an unauthorized temporary structure, one regarding landscaping, and the third regarding multiple vehicles parked in a cul de sac. We continue to experience issues with improperly parked vehicles.

**Web Site:** Myers reported that routine updates were made to the web site.

**Neighborhood Watch:** Benucci had nothing new to report.

**Welcoming Committee:** Weber informed the board that the following new residents were welcomed: Laura Remington and Martin Abernathy on Kings Mountain Road and James “Bo” Greene on West Village Green Road.

**Planning Committee:** Fletcher reported the following:

- ✓ The status of the home being rebuilt on Valley Forge Road has not changed since last month. The permits issued late last year have expired. The county staff reiterated last week that they did not intend to renew the permits. They have not been contacted by the owner.
- ✓ Fletcher was also told that if the owner did ask for a renewal and wanted to challenge the county staff’s refusal to renew the permits he would have to present his case at a CLCA board meeting. If this should happen it would be our opportunity to represent our community with a large turnout as we did last year.
- ✓ Our notice of intent to foreclose has been sent to the owner and the 45-day notice period will be complete on October 4, 2013. We may want to take action after this date, depending on actions taken by the county.

**OLD BUSINESS:**

- ✓ Nominations for upcoming board vacancies were discussed. There were a few suggestions, but no one has committed yet.
- ✓ Completed Affidavits of Board Eligibility were turned in to the Secretary for filing.

**NEW BUSINESS:**

- ✓ It was brought to the Board’s attention that the Tennis Club is for sale again.
- ✓ A draft of the Board Member Certification Form will be completed shortly.
- ✓ Lilianna Alonzo reported her concern about the non-indigenous Muscovy duck population around the ponds. Being an 'animal lover' she wanted to make sure that they weren't destroyed. Myers assured her that the HOA has not, in any recent years, had a part in removing any ducks. However the Condo Association did, about 4 years ago

contact a service that relocated the population where they were cared for. Since that time new Muscovys have arrived.

**Adjournment:** Moved by Benucci, seconded by Alonzo at 8:10pm. Carried. The next meeting will be held on October 8, 2013 at 7:00 pm.

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