

**Brandywine Homeowners Association, Inc.**  
Board of Directors Meeting Minutes  
Condo Clubhouse  
9/10/2024

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**Call to Order**

- at 7:00 PM
- by Stan Wickett

**Verification of Quorum**

- 4 of 5 Board Members in attendance.
- Liliane Benucci, Kenneth DeForest, Daniel Perez,, Stan Wickett

**Proof of Notice**

- Notice provided in accordance with Florida Statutes

**Previous Meeting Minutes:**

- Motion to approve the previous Board of Directors Meeting minutes from 08/13/2024 as Submitted.
- By: Lilian Benucci
- 2nd by: Ken DeForest
- Vote: Unanimous by Members Present

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**Old Business**

• **Motion: Finalized HOA/Condo Deal**

Board approved a response to COA offer. Accepted \$650 per month in assessments but adding language for Consumer Price Index increase

- By: Liliane Benucci
- 2nd by: Ken DeForest
- Vote: Unanimous by Members Present

**New Business**

**Report:** Annual Meeting Date to be November 7, 2024 at 7 PM

• **Motion: ARC Farm Fence Rule Proposal**

Board approved amending Section IV/o in the rules of the community to allow the language presented by the ARC committee for farm fencing with specific conditions

- By: Liliane Benucci
- 2nd by: Dan Perez
- Vote: Unanimous by Members Present

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**Adjournment**

- Motion to adjourn at 8:00 PM by Liliane Benucci
- 2nd by Kenneth DeForest
- Vote: Unanimous by Members Present

## Brandywine Homeowners Association – ARC Report August 2024

Chair – Martha Underriner

Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles

### Requests

None

Rule IV/o amendment to this section that was approved by the board:

Screen walls and fences in combination with appropriate landscape material shall be reviewed for compatibility and durability with main structures and effectiveness in providing reasonable visual control. Chain link and other wire fence materials shall be prohibited in all front yard areas. revised 5-13-09. *Farm fencing with woven or welded wire in the wood or composite frame of 2 rail ranch, 3 rail ranch, 4 rail ranch, four-rail crossbuck, five-rail crossbuck, wire panel styles shall be allowed at the discretion of the committee. All farm fences with wire shall be prohibited in front yards. Examples of styles/materials that are strictly prohibited are chain link, poultry wire, electric, and barbed wire constructed into the wood or composite frame.*

**Grounds and Maintenance Report—September 2024 (Liliane Benucci, Tisa Houck, Lorin Myers, Rene'e Weber, Susan & Steve Woodard committee members)**

Clean Cuts completed all maintenance tasks from a list submitted by the committee except trimming a tree in the Valley Forge/Kings Mountain Rd. median which is making the intersection with Brandywine Rd. dark and a safety concern. Another tree blocking the streetlight at the W. Village Green cul-de-sac needs to be trimmed but is too tall for Mike Graves to do it, and it is not the responsibility of Volusia County Road and Bridge or Duke Energy. Member Mike Hoffman advised that the tree could be 'hard pruned' to about 15 feet below the light and live.

Glen Westberry had the County come out and look at the rocks and cement bags that have shown up under the bridge. The assessment was "We will keep an eye on the rocks, but it seems to me like the ones at the retention area were moved intentionally, not by the force of the water. If needed, we can add some more mortar."

Ken DeForest and Tisa Houck called VC Code Enforcement about the overgrown grass at the tennis club property. The property was mowed a few days later. Subsequently, two HOA members cleaned up unsightly piles of mown grass that had been left behind throughout the area.

A new fountain was installed at pond 2 and the two year old timer was replaced. However, the new timer was bypassed at installation and the fountain was running 24/7. The new timer was rewired correctly by member Kevin DeBruyne.

Two boards, one on each of two benches at the ponds, are rotten and need to be replaced

A & F Landscaping completed the mulch project for the year on Wednesday 8/27/24.

A large tree limb fell into Brandywine Road around September 1<sup>st</sup>. Neighbors removed some limbs. Member Selvin Fuentes cut up the large limb and removed it from the roadway. A large piece of limb was still hanging over the street. Myers called Volusia County Road and Bridge and the tree was cut down and hauled away.

Sharon Beach called Volusia County Road and Bridge to report a storm drain at the end of Kings Mountain Rd. was not catching the storm water runoff. It was running down the driveways of the 3 properties on the end. It was being worked on 9/4.

A contractor is needed to remove the dead limbs and vegetative debris that have piled up at the Village Green Rd. end of pond one.