

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

Minutes of the Regular Board meeting of October 8, 2013

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

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

Members Lilianna Alonzo, Holly Rabits, Eddie Cress, Nancy Marshall, and George Marshall attended.

Minutes: Motion by Myers, seconded by Alonzo to accept the September minutes as presented. Carried.

Correspondence: Myers informed the board that a seminar regarding the newest legislative updates was being given by Clayton & McCullough on October 17 and 24 in Maitland and Vero Beach, respectively.

COMMITTEE REPORTS:

Financial/Membership:

Financial: In Fletcher's absence Myers reported the following:

- ✓ Last month ended our fiscal year approximately \$6,100 revenue over expenses. The P&L report and Total Assets report were reviewed.
- ✓ Last month we purchased one \$10,000.00 12-month CD with cash funds and we have one CD maturing this month in Reserve Funds that will be combined with the 2013/2014 allotment to purchase a Reserve Fund CD next month.
- ✓ Our accountant, Betty Kelly, has provided us with a new, more detailed agreement for the next year. We are not expecting any increase in costs.
- ✓ The filing was made with the Florida Department of Business & Professional Regulation Department as required by the new statute.

Collections: In Fletcher's absence Myers reported the following:

- ✓ Currently eight properties are in collections for long-term arrears. Two of those have had activity indicating possible sale or foreclosure sale. One more has run out the time line on our Intent to Foreclose demand.
- ✓ As of today, 35 properties are in arrears for first quarter dues that were past due on October 1. Reminder letters will go out October 14 for any that are still past due.
- ✓ Myers reviewed the monthly Collections Summary

Membership: Myers reported that two properties were cold in the Condos recently. Two HOA properties were sold last month and one is scheduled this month.

Grounds & Maintenance: Jonas reported the following:

- ✓ Duke Energy finally got the streetlights near the main entrance working, although there was a problem with two lights between the entrance and Yorktown Place. Schrader reported those and they had to do some underground repairs as there was no power to those two lights, but they are working now. Jonas has also reported one light out on Brandywine between Yorktown and Valley Forge.
- ✓ The City of DeLand has completed the repairs to the sidewalk in the area affected by the recent sewer line break.
- ✓ Jonas, Schrader, and Myers met to go over water bills that were a concern and found we have no leaks and the usage seems to be in line. Higher bills were just a result of increased usage to irrigate new plantings along Village Green Road.
- ✓ Jonas and Schrader replaced a total of five sprinkler heads at both entrances and repaired a broken water line at the 15A entrance. We also cut the run times back to 20 minutes on all zones due to recent rainfall. This should result in some lower water bills.
- ✓ Jonas and Schrader replaced a rotted off sign post near pond #2.
- ✓ Jonas straightened or replaced five of the PVC posts that he had put around the cul-de-sacs on Valley Forge and Lexington, which had been run over by unknown vehicles.
- ✓ Jonas met with Dan Nimlos, Volusia County Engineering Inspector, in regards to the shopping center storm water system. They are still in touch with the plaza management and work is proceeding, although very slowly. He will be in touch with management again to try to prod them on or face fines.

Lawn Care & Beautification: Jonas reported the following

- ✓ Everything seems to look pretty good. Clean Cuts is catching up on some trimming, etc., now that the grass isn't growing quite as fast.
- ✓ The Beautification Award for the month of October has been presented to Lynn & Bill Matherly at 931 Kings Mountain Road.
- ✓

Storage Lot: Schrader's report indicated that as of this date there were 17 units in the storage facility and that all units are in compliance with the Storage Lot rules of use.

ARB: Alonzo reported that he received no requests last month. Jonas requested that Alonzo research a metal shed that was erected.

Rules Enforcement: In Weber's absence Jonas reported the following:

- ✓ Weber emailed B.J. Walters Realty, informing them that only one for-sale sign was allowed on a property. The second sign was removed from the Lancaster Road property the next day.

- ✓ Weber sent a second rules enforcement letter to the owners of a property on Green Mountain Road requesting the removal of a canopy frame.
- ✓ Weber emailed an owner on Charleston Place about proper boat and trailer storage.

Web Site: Myers reported that routine updates were made to the web site. He is working on a display to feature the Annual Meeting more prominently.

Neighborhood Watch: Benucci reported that there were two calls on Crime Mapping. One was a car break and the other a disturbance.

Welcoming Committee: In Weber's absence Jonas reported the following:

- ✓ New owner Jacob Osterhout of Saratoga Road was welcomed.
- ✓ Myers delivered documents to Noemi Beltran to be passed along to new owner Concord Road owner Maria Gonzalez

Planning Committee: In Fletcher's absence Jonas reported the following:

- ✓ Our attorney contacted the lawyer and the Chief Building official for the County last week in regards to the dilapidated property that was being remodeled last year. As of today (10/8/13) he has not had any response from either. Our Intent to Foreclose demand time line has run out. We are considering our strategy and options.

OLD BUSINESS:

Board Member Certification: The new Board Member Certification form will be given to all board members to sign, indicating that they have either:

1. Read the Declaration of Covenants and Restrictions, By-Laws, Developmental Guidelines, Articles of Incorporation and Important Motions (board rules) that currently govern the Brandywine Homeowners Association, or
2. Have completed an educational curriculum provided by an approved Department of Business and Professional Regulation (DBPR) education provider.

Nominating Committee: We are still one short to fully replace all outgoing Board Members. Hopefully someone will step up at the General Meeting.

NEW BUSINESS:

- ✓ Jonas reported that the cover letter, financial statements and proxy are ready to go out with the October Mailing. The list of Members in Good Standing will be printed on the back of the proxy.
- ✓ Myers moved and Benucci seconded to establish the Members in Good Standing list as of October 8, 2013. Carried.

Adjournment: Moved by Myers, seconded by Alonzo at 8:15pm. Carried. The General (Annual) meeting will be held on November 7, 2013 at 7:30 pm at the Clarion Hotel in DeLand.

The reorganization meeting will be held on November 12, 2013 at 6:30 pm, and the next Board meeting will follow the reorganization meeting.

Respectfully Submitted: Liliane Benucci – Recording Secretary