

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

Minutes of the Regular Board meeting of September 11, 2018.

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

Roll Call: - President Lorin Myers, Secretary Liliane Benucci, Vice President Tisa Houck, Treasurer Steve De Land, and Director Renee Weber were present. Directors Mike Campanella and Diane Hill were absent. Members John Chant, Shannon Krueger and Roger Ryle were present. COA member John Seymour was also present.

Minutes: Motion by Weber and seconded by Houck to approve the meeting minutes of August 14, 2018 as presented. Passed unanimously.

Correspondence: Weber remarked that a candidate was passing out flyers in the neighborhood and two tree services were soliciting in the subdivision. Myers mentioned that he was still perusing the new Florida House Bill to see if any of the new laws would affect us.

COMMITTEE REPORTS:

Financial: De Land reported the following:

- The Finance committee met on Sept. 6th. Steve De Land, Mark Zirkle and Lorin Myers were present. Chris Sorensen was absent. The bank statements were reviewed, the Profit and Loss, Check detail, Balance Sheet and Accounts Receivables Aging reports were discussed. Highlights of the discussions are found within this report.
- Forecasted expenses: Clean Cute contract, Lorin Myers contract, Liliane Benucci contract, Lake Doctors contract, Lowe's gift certificate, City of DeLand water, Tinker Graphics web hosting, Condo Association meeting rental, Duke Energy utility bill, Non Profit Insurance Services annual premium, Erin Zebell, PL satisfaction lien recording & preparation, new Florida statutes.
- Expenses forecasted and paid since the last report: Freedom Electric repair fountain control box \$255.20.
- Expenses not forecasted and paid last since the last report: None.
- One closing is pending.
- No properties closed since last meeting.
- Myers produced his cleared check for the full year 2018/19 assessment.
- FLCU RFCD 111 matures on 9/22. The finance committee recommends purchasing a new 15 month CD at around 2.52%

ARB: De Land reported the following:

Pending Applications:

- On July 13, 2018 he received an application from a member on Old Church Place to replace like for like bronze Anderson windows and to install a well. The member has decided to wait for fall to do both.
- On July 26, 2018 he received an application from two members on Green Mountain Road to remove three water oaks on the property line, and one in the front yard. Both members agree that the trees are a danger and should be removed ASAP. Approved in July by Myers and De Land.
- On August 22, 2018 he received an application from a member on Lexington Road to install a “shadow box” privacy fence. Property has been checked for underground utilities by surveyors and approved. The County permit will be forwarded to him when work begins.
- On August 7, 2018 he received an application from a member on Concord Road regarding a structure in the back yard. The issue was initially addressed by the Rules Enforcement committee. The ARB committee reported the structure did not meet requirements for similar material and a county permit was not pulled. The owner produced a contract with an engineering firm that implies wind speed mitigation may have been observed but set back lines could not be confirmed. Therefore the application was denied.

Completed Applications

- On August 15, 2018 he received an application from a member on Concord Road to remove two rotten water oaks near the house. Approved by Steve De Land and Dick Fletcher.
- On August 21, 2018 he received an application from a member on Concord Road for a wood shed, painted like house and a copy of the County Permit. Inspected and approved by De Land and Fletcher.
- On August 24, 2018 he received an application from a member on Lexington Road to remove a water oak leaning toward the house. Inspected and approved by De Land and Fletcher.
- On September 3, 2018 he received an application from a member on Kings Mountain Road to replace existing rotten fence with wood shadow box and gate. Both replaced existing fence of like color and design. Approved by De Land and Fletcher.
- On September 3, 2018 he received an application from a member on Kings Mountain Road to replace an existing old fence. Replaced with like style and color, awaiting permit. Approved by De Land and Fletcher.

Beautification: Benucci reported that the monthly beautification award was given to Chris and Lynn Sorensen at 1045 Valley Forge Road.

Grounds & Maintenance: Weber reported the following:

- Mike Graves and his Clean Cuts crew are keeping up with mowing and edging in Brandywine. Weber asked Mike how many of the tasks from the list of common areas sent to him at the end of June had been completed. Mike informed that due to health concerns about RoundUp he no longer was using it for weed control and was struggling to find an alternative product. Also, Weber reminded Mike about the piles of tree debris that he agreed to hauled away and asked whether he still intended to do this .Weber had picked up

branches and fronds around the ponds but pointed out there was more clean up that needed to be done in that area. Mike assured he would take care of all concerns in a timely manner.

- Weber reported the pole light outage in the storage lot to Duke Energy. It was repaired but Myers had to be on hand to unlock the gate.
- No report from the Lake Doctors and no response to an email requesting it. The bio-technician was seen at the ponds.
- Weber cleaned up a broken reel, fish bait, water bottles and other litter from the bank of pond 3.
- David Weber has continued monitoring the pond levels and regulating the water flow at the weir. Also, he removed debris at the weir and dug out a build-up of sand at the outlet near the bridge. David and Lorin discussed possible plans for maintaining the channel to the weir.
- The timer for the fountain at pond three was replaced by Freedom Electric so the fountain is running again.

Storage Facility: Campanella reported the following:

- There are 48 Units (on paper).
- 10 showed expired as of today's writing (official status on each of the 10 are unknown as of this writing).
- No residents contacted him advising they were removing their property from the lot.
- There are no spaces open as of this writing. Contact was made by one resident looking for temporary storage during Biketober fest for 5 to 7 days. Campanella advised him he would get back to him as the date approached.
- VCSO Case Number #18-19817 was authored on 08-25-2018 regarding the vandalism and burglary at the storage lot.
- VCSO placed a trail camera inside the lot. No further information is available regarding the case.
- Myers called Duke Energy to create a work order to cut back the overgrowth around their service line.
- VCSO requested the HOA to allow them to use the Storage Lot for K-9 training in the evenings.

Campanella authored an email that he would like to send out to the residents who have property inside the storage lot. **Discussion followed.**

Myers reported that Campanella requested that the Board consider the purchase of game cameras at \$500 - \$600. The consensus from the Board was an interest to fund repairs to the gate but not to purchase game cameras. Weber produced notes from several years of minutes, implying that the recent rash of break-ins is an anomaly and not likely a pattern. Other items from the email which the Board did support were 1) using voluntary contributions from lot users to purchase the game cameras, and 2) asking lot users to participate in clean-up events.

Rules Compliance: Houck's report indicated the following:

Resolved Issues from August:

- On August 10 Houck sent a letter to a member on Concord Road about a commercial vehicle that has been parked in the driveway for an extended period of time. Blank magnetic panels have been applied to the commercial logo.
- On August 10 Houck sent a letter to a member on Concord Road about a carport-like structure that has been installed in the backyard. Matter has been turned over to the ARB for proper application form and requirements.

New Violations:

- On 8/16 Houck sent a letter to a tenant and owner of a property on Freemans Farm Rd. about yard and home maintenance that needs to be done.
- On 8/16 Houck sent an email to a member on Village Green Road about a boat on a trailer that has been parked in the driveway. Boat removed.
- On 8/16 Houck sent a letter to a member on Green Mountain Road about a trailer that had been parked in the driveway for an extended period of time. Trailer removed.
- On 8/28 Houck sent a letter to a member on Valley Forge Road about a trailer carrying an ATV that has been parked in the driveway for an extended period of time. Trailer and ATV removed.
- On 8/31 Houck sent a letter to a member on Freemans Farm Road about backyard grass that needs to be mowed and fence posts that need to be removed. Grass has been mowed and fence posts removed.
- On 8/31 Houck sent a letter to a tenant and an email to the owner of a villa on Village Green Court about several vehicles that have been parked on the grass over an extended period of time. Parking violation has continued intermittently.

Welcoming Committee: There were no new members to welcome this month.

Communications: Myers reported the following:

- Updates were made to the website.
- He discussed the October mailing.
- An email was sent out regarding a cat found in the Condos.
- A lost dog was reunited by phone and Facebook.
- An AT+T solicitor was reported on Lancaster Rd.
- A fisherman was reported and evidently encouraged to leave by a property owner.
- The assessment coupon mailing went out mid-September.

UNFINISHED BUSINESS: None

NEW BUSINESS:

ARB Committee: De Land moved and Houck seconded John Chant's nomination to the ARB Committee. Approved unanimously.

Nominating Committee: Chair Liliane Benucci announced to the Board that member John Chant will accept a nomination for a Director seat at the November annual meeting. Any members interested in joining the Board should contact any Board member for further instructions.

Adjournment: Moved by Benucci, seconded by Weber, to adjourn at 7:46 pm. Carried.

Next Regular Board Meeting – October 9, 2018 at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary