

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

Minutes of the Regular Board meeting of September 13, 2011.

Call to Order: The meeting was called to order by President Stone at 7:01 pm.

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

Members Jim Schrader, and Nancy Jonas were present. Lois Scott, a member-at-large of the Condo Association Board attended briefly and her remarks are located under New Business.

Minutes: Motion by Myers, seconded by Jonas to accept minutes as presented. Carried

Correspondence: Myers reminded the board that the seminar put on by Clayton + McCulloh is 9/22/11.

COMMITTEE REPORTS:

Financial/Membership: Myers reported that we continue to have four liens filed. Five demand letters were sent the first week of September, and one was satisfied.

Grounds & Maintenance: A tree was damaged behind the lift station on Burgoyne Road. Affordable Tree Services was called for a quote to trim the damage. They have not gotten back to Stone with a quote, but the tree has been trimmed and the debris removed. Affordable Tree will be contacted for more information.

Lawn Care & Beautification: Jonas spoke with Jim Reed (FDOT) regarding the mowing along 15A. Our understanding was that the mowing should come all the way back to the pole/fence line, but all that was being mowed was the median and the east side. Reed informed Jonas that he would be meeting with the contractor tomorrow (September 14) to clarify that the area in question should be mowed.

Storage Lot: One new unit, a boat and trailer, was added. There are three units with expired tags and one unit with no tag. The owners will be contacted.

Aaron Pest Control gave a quote of \$125 quarterly to do fence-line weed control, but the board (Benucci moved and Jonas seconded) decided that we will buy the round-up and do it ourselves.

ARB: There were no requests to the ARB last month.

Rules Enforcement: We continue to have issues with improperly-parked cars, trash in yards. All outstanding issues continue to be addressed.

Web Site & E-Mail: Brandywine's web site is up and running. The main purpose of the site is to be a resource and a help to our residents. It contains all of the HOA's important documents; covenants, forms, meeting minutes, newsletters, etc. The site also has information on landscaping, neighborhood watch, dates of upcoming meetings, director and committee names and contact information, plus other useful information for our residents.

A request for feedback on the new web site was sent out through the HOA email and there have been nine responses so far, all positive. There were some suggestions for changes to the site that will be discussed by the board.

Neighborhood Watch: Nothing new to report.

OLD BUSINESS:

Accounting: – Myers submitted two proposals regarding next year's bookkeeping and treasurer duties. After some discussion it was moved by Gindl and seconded by Benucci to approved proposal #2, with the amendment that a job description needed to be included

The issue of whether or not the Treasurer/Bookkeeper should have a seat on the board was discussed. It was pointed out that Officers should not be compensated for their duties. Member Jim Schrader pointed out that if this was the case we would 1. need a treasurer and 2. need to establish an electronic system to handle the financial accounting. The issue of whether or not the secretary should be compensated is addressed under New Business.

2011 Annual Meeting: The meeting will be held on November 3, 2011 as previously stated. We will need sign-in sheets and name tags. Nancy Jonas will be in charge of refreshments.

NEW BUSINESS:

Lois Scott, member-at-large of the condo association spoke to the board regarding the DeLand Beacon publishing their newsletter. The condos do not have enough information to publish on a regular basis and Lois proposed that Brandywine partner with the condos and publish a joint newsletter. It was mentioned to Lois that we do have a website that the condos could access but Lois indicated that many condo residents do not own computers. In light of the annual meeting and other more pressing issues, it was decided to table discussion regarding a joint newsletter until a later date.

In light of the agreement that Officers should not be compensated, it was moved by Jonas and seconded by Gindl that the secretary would no longer be compensated for the taking and distributing of notes effective after the annual meeting in November. The additional funds can then be used to compensate the bookkeeper.

Because only members in good standing may vote at the annual meeting it was moved by Myers and seconded by Jonas that members who were not 90 days late as of October 10, 2011 would be considered in good standing.

Myers distributed the "Important Motions" document, which includes (as the name implies) all important motions made. This document will continue to be updated as necessary

October's mailing needs to include the following information:

- × Candidates for election
- × Official meeting notice
- × Members in good standing
- × Meeting location/map
- × Proxy form
- × Agenda
- × Previous year's financial reports
- × Affidavit for the mailing

Adjournment: Moved by Jonas, seconded by Benucci to adjourn at 9:09m. Carried. The next meeting will be held on October 11, 2011, at 7:00 pm.

Respectfully Submitted: Liliane Benucci – Recording Secretary