

**Brandywine Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Condo Clubhouse**  
**01/14/2025**

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**Call to Order**

- at 7:00 PM
- by Stan Wickett

**Verification of Quorum**

- 5 of 5 Board Members in attendance.
- Liliane Benucci, James Graesart, Daniel Perez,, Stan Wickett, Cooper Beaty

**Proof of Notice**

- Notice provided in accordance with Florida Statutes

**Previous Meeting Minutes:**

- Motion to approve the previous Board of Directors Meeting minutes from 11/07/2024 as Submitted.
- By: Lilian Benucci
- 2nd by: James Graesart
- Vote: Unanimous by Members Present

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**New Business**

- **Discussion: Storm Drainage Update**  
Work on updating weir and collaborating with other agencies for storm flow into community
- **Discussion: 2025 Plans**  
Projects: update or replace weir, possibly dredge pond 1, paint entrance signs at both locations
- **Grounds Action Items:**  
785 Lancaster: have vendor cut up and drop tree in common area, letter to owners on Old Church to discontinue putting yard debris in cul-de-sac and remove what is there.

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**Adjournment**

- Motion to adjourn at 7:46 PM by Liliane Benucci
- 2nd by Dan Perez Vote: Unanimous by Members Present

**Grounds and Maintenance Report—January 2025 (Liliane Benucci, Tisa Houck, Lorin Myers, Rene’e Weber, Susan & Steve Woodard, John Chant committee members)**

The cable for US17 Brandywine entrance signs and all streetlights from the entrance along the median to across from Yorktown Pl were not functioning following hurricane Milton. Numerous calls were made to Duke Energy for 2 months, and the lights are now repaired.

A report was made to the City Utility Department regarding a subsidence in the ground adjacent to a sewer main in the back of the meadow.

Mike Graves was notified when the water bill doubled at the 15A entrance for the 4-week billing period ending Dec. 8<sup>th</sup>. Mike has reported 2 major breaks in the irrigation system. He may or may not be able to repair them himself. The irrigation to the area is turned off until it is fixed.

Mike also reported that neighbors in the Old Church Place cul-de-sac are piling yard debris in the island weekly. It is not getting picked up and won't be by the county weekly pick up since the area is commercial, not residential property. The committee recommends that a Board member send letters to the residents of the cul-de-sac requesting that they put any yard waste that is currently in the island in their yard waste cans and hereafter put the debris in cans or piles in front of their properties to be picked up by the county. Specifications state that the equivalent of eight (8) 32-gallon containers, not to exceed four (4) cubic yards per household, can be picked up each week. Limbs may not exceed 4 ft. in length or 1 ft. in diameter.

The footboards and railings at the walking bridge need to be pressure washed by a contractor during the winter.

A loose speed limit sign across from the Racquet Club was repaired.

A tree fell out of what appears to be Common Area during the second hurricane into the property at 785 Lancaster Rd. The Committee recommends that someone from the Board, along with Glen, should determine if the tree fell from common area. If so, the tree can be cut back and removed to inside the CA property line. We have done that in other areas throughout Brandywine. It isn't necessary to have the tree cut and hauled away.

**Brandywine Homeowners Association – ARC Report December 2024 Requests**

<b>Chair – Martha Underriner</b>	<b>Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles</b>
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**Date**

11/15/24 11/18/24

**Address**

343 Lafayette Pl (Adams)

370 Lafayette Pl (Uddin)

**Request**

Remove Trees

Repave Driveway with paver stones

**Status**

Approved Approved