

**Brandywine Homeowners Association, Inc.**  
Board of Directors Meeting Minutes  
Condo Clubhouse  
02/11/2025

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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, James Graesart, 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 01/14/2025 as Submitted.
- By: Cooper Beaty
- 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
- **Action Items:**  
Get with county on disrepair of tennis court building and grounds, get with HPW about pressure washing quote

**Adjournment**

- Motion to adjourn at 7:36 PM by Liliane Benucci
  - 2nd by Cooper Beaty Vote: Unanimous by Members Present
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**Grounds and Maintenance Report—February 2025--Liliane Benucci, Tisa Houck, Lorin Myers, Rene’e Weber, Susan & Steve Woodard, John Chant committee members**

Mike Graves repaired a couple breaks to the irrigation in the median of the 17 entrance.

The weir continues to be a problem. Two of the 3 boards have been taken out. The railroad ties on the east side have slipped down the bank partially blocking the grate. Dead vegetation accumulates in front of the grate also slowing down the flow. The vegetation can be manually dredged to temporarily increase the flow under the bridge. Manual dredging is particularly dangerous work for volunteer workers, and within hours the blockage will accumulate again. The results are that the pond levels are barely dropping.

The committee is bidding a painting contractor to paint the entrance signs at 17 and 15A. They will need to be pressure washed prior. The committee recommends contracting with a pressure washing company to wash the signs, the brick walls at the 17 entrance, the bridge, the concrete bench at the bridge, and all the concrete walking paths. The committee is pursuing estimates from pressure washing companies with mobile tanks. In addition, using well water from a member who is willing to have the tank filled is preferable. Suggestions for painters, pressure washers, and members with wells are welcome.

Selvin Fuentes removed the fallen tree in the Common Area that fell onto the property at 785 Lancaster Rd. We have received the invoice for \$400 from A&F Landscaping.

**Brandywine Homeowners Association – ARC Report February 2025**

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

<b>Date</b>	<b>Address</b>	<b>Request</b>	<b>Status</b>
<b>1/15/24</b>	855 Lancaster Rd (Jordan)	Solar panels	Approved
<b>1/23/25</b>	1095 Burgoyne Rd (Kelley)	Replace roof with shingles – pewter color	Approved
<b>1/30/25</b>	2746 N Saratoga Rd (Eisenburg)	Replace roof with shingles – burnt sienna color	Approved