



P.O. Box 37, De Leon Springs, FL 32130-0037
www.brandywinedelandhoa.com

August 2022

Dear Brandywine Homeowners Association members,

Our Board of Directors voted on two major items during the August 9th meeting. The Board approved the 2022-2023 fiscal year budget and voted to contract community management services through an outside vendor. For the first time in Brandywine history, we will not be self-managed. While this may not be a popular decision, the Board felt we had no choice due to the lack of participation by the membership on the Board and Committees. Repeated calls for volunteers have been made over the past few years so Association Management was our only option. The Association Management Committee performed its due diligence by forming two committees: one assessed Brandywine's needs and continuum of services, and one vetted and selected a full-time Association Management company. We also were very clear in the August 2021 mailing that we were going to be forced to move in this direction if we did not meet our volunteer needs.

The Board, with recommendation from the Association Management Committee, has selected to contract with Specialty Management Company for management services. We were impressed with the services they offer, their commitment to their clients, and their outstanding references. More details will be made available as we transition. Please be on the look out for correspondence from Specialty directly.

The new assessment fee, effective October 1, 2022 is \$95 per quarter, \$380 for the entire fiscal year. As indicated in the August 2021 mailing, we anticipated an increase in assessments if an outside management company was needed moving forward. We are very happy that our new assessments are coming in lower than the \$400 - \$520 annual assessments we estimated last year. The fee increase is a combination of both the management fee charged by Specialty and an increase in projected expenses for our normal contracts and purchases.

Thank you to all who are currently serving and have served in the past. Even though we will no longer be self-managed, we will still have a need for a Board and committee volunteers. The exact roles will be determined during the transition period. If you are interested in volunteering for a Board position or interested in volunteering for committee service, please contact me (my contact information is on the website).

Enclosed with this mailing is the following document:

- A copy of the budget – fiscal year October 1, 2022 – September 30, 2023

The Board encourages you to attend the monthly meetings regularly held on the second Tuesday of the month at 7:00 pm. Currently these meetings are held on Zoom. Contact any Board member for log on information. Find out first-hand the work of the Directors and committee members. Visit our community website at brandywinedelandhoa.com to read the past minutes. Contact information is on the Board/Contacts page. The log on is: **brandywine** and the password is **HoA2022*** Our Facebook page Brandywine of Deland is active with helpful community information.

Warmest regards,

Liliane Benucci – President