

Brandywine News –Summer 2024

Brandywine Homeowners
Association, Inc.

Specialty
Management Company

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2024 - 2025 Budget



Hello to all our neighbors! The board and I hope you are enduring the heat of the summer without problems. I thank the board members and members of the committees that serve our community so well.

I want to let everyone know that we are working to get the fountain in pond 2 replaced. The new fountain has been ordered and should arrive soon. We are having the electrical equipment located on the berm between ponds 2 and 3 updated and raised so that it won't be affected by rising water levels during storms.

Sue and Steve Woodard are managing the water levels in the ponds now and we thank them for their willingness to take on this job. They were able to give us good news that Tropical Storm Debbie did not cause any rising water of consequence. The retention pond at the bridge did not collect any flood water. We will continue to monitor water levels when we have significant storms.

This is the time of year we prepare our budget for the coming fiscal year which starts on October 1, 2024. In our regular monthly meeting last Tuesday, August 13, your board approved a budget with total expenditures of \$114,784.56. This is an increase of \$9,146.28 over our 2023 – 2024 budget. Like in every other part of our economy inflation has affected our costs as well. The increases we are experiencing are for Office Expenses of \$888.00, Lawn and Landscape Maintenance \$5,400, and other grounds care expenses of \$2,858.28.

Another factor in our increased budget is that the Brandywine Condominium Association has challenged their responsibility to contribute toward certain items in our budget. This has resulted in an approximate \$6,500 negative impact on our budget. This issue was brought to the board's attention in December, 2022, and we are hoping to have it resolved soon. Once we do, I will send out a notice with the results.

These increases have resulted in an increase of our annual fees to \$412 per year, or an additional \$2.67 per month over last year.

Projects for 2024 - 2025

Your Board has two projects scheduled for the 2024 – 2025 fiscal year. We will be having the weir at the west end of pond three inspected and modified to make conditions safe to adjust the water levels in the ponds during hurricane season. This is a flood control device that must be properly maintained. We will be getting estimates for the work once the inspection is completed.

The second project is pressure washing the bridge and walkways to keep them safe to walk on. We will also have the brick wall at the entrance to Brandywine at Hwy. 17 pressure washed. It has been estimated the cost would be \$1,500 to \$2,000. We will use reserves to pay for these projects.

Hurricane season is here again. Please make sure you are prepared. The Volusia County Emergency Management Department has information that can be helpful on the Volusia County website.

The state of Florida passed new laws governing HOAs and Condo Associations that went into effect on July 1, of this year. We are reviewing those and will communicate any changes that may affect you and/or Brandywine HOA.

Your Board meets monthly on the second Tuesday of each month at 7:00pm, at the Brandywine Village Club House, 2909 Revere Place. Our meetings are open for all members to attend. If you have a specific concern you wish to bring to any meeting, please let Glen Westberry know at least one week in advance so it can be added to the agenda prior to the meeting.

Monthly Board Meetings

We will be scheduling our Annual Meeting for this year soon. When we have those arrangements in place we will let you know. I do want to encourage all of you to participate in that meeting. We have important business and the election of board members, and last year we were not able to handle any of the agenda items because we didn't have enough members present to establish a quorum.

Don't forget we have resources on our web site to answer questions. You can also access information through your Specialty Management Portal on the website, or you may call Specialty Management.

Remember you can follow your Brandywine neighbors on Facebook at Brandywine of DeLand which is intended for Brandywine members only, and for sharing information about your neighborhood. We do not address HOA business on the Brandywine Facebook Page.

Stan Wickett, President

