

# Brandywine Homeowners Association, Inc.

## Annual Meeting Minutes

American Legion Hall

11/04/2025

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### Call to Order:

- at 7:00 PM
- by Stan Wickett
- **Verification of Quorum:**
- 50 of 279 Members in attendance.
- Liliane Benucci, Cooper Beaty, Stanley Wickett, Dan Perez, Jim Graesart
- • Quorum for community is 50 owners

### Proof of Notice

- Notice provided in accordance with Florida Statutes
- **Previous Meeting Minutes:**
- Motion to approve the previous Annual Meeting minutes from 11/07/2024 as

Submitted.

- By: Lilian Benucci
- 2nd by: Jim Graesart
- Vote: Unanimous by Members Present

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### Committee Reports

- **Report: Various Committee Reports**

Reports from following committees: Grounds

#### New Business

**Nominating Committee Report: Nominating Committee** No one nominated by the committee

#### Board Elections

- **Motion: Voting and Election of Board of Directors**

Community can be run by up to 7 directors and no less than 5. Stan and Liliane's terms were up and they were the only ones to submit an intent to run. Took nominations from the floor and there were none. Dan Perez, James Graesart and Cooper Beaty remained on for their 2<sup>nd</sup> year. Since 2 open board positions and 2 candidates, no voting/election needed. • By: Cooper Beaty

- 2nd by: Dan Perez
- Vote: Unanimous by Members Present

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### Adjournment:

- Motion to adjourn at 7:52 PM by Liliane Benucci
- 2nd by Jim Graesart
- Vote: Unanimous by Members Present

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

In addition to overseeing the work done by Clean Cuts Landscaping (CCL), the Committee handled the following projects from January to November 2025:

Reported all streetlight outages to Duke Energy, including the outages at the 17 entrance after hurricane Milton interrupted power to the entrance signs and median lights.

Monitored irrigation functions at both entrances and reported any necessary repairs to CCL.

Monitored the operation of both fountains.

Contracted the removal of a fallen tree at the top of Lancaster Rd.

Contracted pressure washing of all areas of the walking trail, wooden bridge, brick walls at the 17 entrance, and the sign at the 15A entrance. Sealant was applied to the bridge.

Contracted to have all four Brandywine entrance signs repainted.

Contacted Volusia County Road & Bridge to remove tree branches that were impeding traffic and to remove vegetation around a storm drain and clear the drain.

Assessed each cul-de-sac and had mulch applied where necessary.

Contacted the condo association about maintaining the north side of the 17 entrance from Village Green Rd. to the Brandywine sign, which is their responsibility.

Contacted the City of DeLand about maintaining the shrubbery surrounding the lift station on Burgoyne Rd. The City agreed that this area is their responsibility.

NOTE: Work was done to replace the weir and assess the function of the drainage system that connects all 3 ponds. The Board conducted the inspections and will handle this major project in the near future