

**Brandywine Homeowners Association, Inc.**  
Board of Directors Meeting Minutes

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01/13/2026

**Call to Order**

- at 7:00 PM
- by Stan Wickett

**Verification of Quorum**

- 3 of 5 Board Members in attendance.
- Stan Wickett, Cooper Beatty, Jim Graesart

**Proof of Notice**

- Notice provided in accordance with Florida Statutes

**Previous Meeting Minutes:**

- Motion to approve the previous Board of Directors Meeting minutes from 10/14/2025 as Submitted.

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- By: Stan Wickett
- 2nd by: Jim Grasesart
- Vote: Unanimous by Members Present
  
- **Update:** Vendor we are working with to review storm drains received numerous documents but not the plans they were looking for the layout. Will contact St. Johns to see what they have.
  
- **Report:** Community Garage Sale: March 7, 2026
  
- **Adjourn:** Motion to Adjourn 7:47 PM
- By: Jim Graesart • 2nd by: Cooper Beatty Vote: Unanimous by Members Present

**Grounds and Maintenance Report—January 2026--Liliane Benucci, Tisa Houck, Lorin Myers, Renée Weber, Susan & Steve Woodard, John Chant committee members**

Weber reported to Duke Energy that a streetlight on the walking trail was continuously on, and a streetlight on the 1000 block of Valley Forge was cycling on and off. Both were repaired.

Myers reported a light in the first Kings Mountain Rd. cul de sac. Duke repaired it.

The November Clean Cuts List has been completed.

At our request, Clean Cuts also removed the tall wild plants at the collection site by the bridge.

Sharon Beach and Tisa Houck put up the Christmas lights that Sharon, Pam Rivas and Karen Schwarz purchased. Sharon cut back some of the shrubs around the 15A entrance sign to give better exposure to the spotlights. Clean Cuts removed the cut vegetation. Pam Rivas is storing the lights and decorations until next year.

The timer at pond two is out of sync with the controls. If anyone living around the pond notices and contacts Myers, we can get it back to the synchronized schedule with some more communication.

Based on the water bills from the read date of Dec. 7th none of the three meters is scheduled to run.

It was reported to us and passed on that a group of homeless people were charging their cell phones off the electric outlet at the 17 entrance.

There was a riding lawnmower behind a brick wall at the 17 entrance for about 2 weeks. After confirming that it didn't belong to Clean Cuts, it was passed on to Glen in case VC sheriff had a report of it being stolen. The mower has been removed.

The algae in ponds 2 and 3 appear to be dying back due to the colder temperatures.

**Brandywine Homeowners Association – ARC Report January 2026**

<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>12/15/25</b>	2720 Concord Rd (Investment Properties of Tampa Bay)	Exterior paint including siding, garage door, front door, and trim	Approved
<b>12/15/25</b>	941 Kings Mountain Rd (Myers)	Painting gutters and mailbox	Approved
<b>1/5/26</b>	815 Lancaster Rd (Clark)	Paint garage door, front door, and shutters	Approved