

Brandywine Homeowners Association, Inc.

Board of Directors Meeting Minutes

05/12/2026

Call to Order

- at 7:00 PM
- by Stan Wickett

Verification of Quorum

- 4 of 5 Board Members in attendance.
- Stan Wickett, Cooper Beaty, Dan Perez, Liliane Benucci

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 03/10/2026 as Submitted.
 - By: Liliane Benucci
-
- 2nd by: Cooper Beaty
 - Vote: Unanimous by Members Present **New Business:**
 - Motion to pay Blackwelder \$4,537.50 for half the invoice for work already done on pond 1 project and so he has funds to stay onsite and complete work.
 - By: Cooper Beaty
 - 2nd by: Liliane Benucci
 - Vote: Unanimous by Members Present
 - **Update:** "Dock" structure to be removed and just keep guardrails and form. Will be filled
-
- **Discussion:** ARC process change was proposed. Tabled to get more info
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- **Adjourn:** Motion to Adjourn 7:50 PM
 - By: Liliane Benucci • 2nd by: Dan Perez Vote: Unanimous by Members Present

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

Only report was the to-do list that was sent to Clean Cuts

Brandywine Homeowners Association – ARC Report May 2026

Chair – Martha Underriner	Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles
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Requests

Date	Address	Request	Status
4/21/26	1085 Burgoyne Rd (Millus)	Roof Replacement	Approved
4/24/26	1040 W Village Green Rd (Krainik)	Fence Replacement	Approved
5/03/26	830 Freemans Farm Rd (Gray)	House Repainting	Approved

