

Brandywine Homeowners Association, Inc.

Board of Directors Meeting Minutes Condo Clubhouse

10/14/2025

Call to Order

- at 7:00 PM
- by Stan Wickett

Verification of Quorum

- 4 of 5 Board Members in attendance.
- Dan Perez, 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 09/09/2025 as Submitted.
 - By: Cooper Beatty
 - 2nd by: Jim Grasesart
 - Vote: Unanimous by Members Present
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- **New Business**
- **Discussion: Storm Drain:** meeting with vendor Oct. 22nd
- **Report: Annual Meeting:** 2 positions available, Nov. 4, 2025 at 7 PM
- **Adjourn:** Motion to Adjourn
- By: Jim Grasesart
- 2nd by: Cooper Beatty
- Vote: Unanimous by Members Present

Grounds and Maintenance Report—October 2025--Liliane Benucci, Tisa Houck, Lorin Myers, Renée Weber, Susan & Steve Woodard, John Chant committee members

The committee requested Mike Graves cut back the overgrown bushes at the lift station on Burgoyne Rd. However, Mike does not maintain this area due to issues with working around the utility equipment. He contacted the City of DeLand and their crew significantly topped the bushes.

Mike/Clean Cuts received a ‘to do’ list from the committee around September 15th. Three items remain undone and will be added to the October task list.

Weber contacted VC Road & Bridge to clear the ferns blocking the storm water drain on Brandywine Rd. between Lafayette Pl. and Shenandoah Rd. Their crew cleared the overgrowth and scheduled the drain to be pumped out.

The irrigation schedule needs to be confirmed with Mike.

Brandywine Homeowners Association – ARC Report October 2025

Chair – Martha Underriner	Committee: Lorin Myers, Laura Remington, Kevin DeBruyne, Ray Knowles
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Requests			
Date	Address	Request	Status
9/11/25	941 Kings Mountain Rd (Meyers)	Tree removal	Approved
9/11/25	1114 Yorktown Pl (Beaty)	Window Replacement	Approved
10/7/25	895 Lancaster Rd (Marshall)	Repainting (Matching current color)	Approved
10/7/25	2750 Princeton Pl (Quinn)	Replace garage door	Approved