

**Brandywine Homeowners Association, Inc.**

**Board of Directors Meeting Minutes**

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02/10/2026

**Call to Order**

- at 7:00 PM
- by Stan Wickett

**Verification of Quorum**

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

**Proof of Notice**

- Notice provided in accordance with Florida Statutes

**Previous Meeting Minutes:**

- Motion to approve the previous Board of Directors Meeting minutes from 01/13/2026 as Submitted.
- By: Liliane Benucci
- 2nd by: Dan Perez
- Vote: Unanimous by Members Present

Financial and committee reports

**New Business:**

- **Update:** Update on storm drain plans
- **Motion** to approve bridge repairs up to \$500
- By: Liliane Benucci
- 2nd by: Dan Perez
- Vote: Unanimous by Members Present
- **Adjourn:** Motion to Adjourn 7:31 PM
- By: Jim Graesart • 2nd by: Cooper Beatty Vote: Unanimous by Members Present

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

Myers replaced 4 foot boards on the bridge after 2 were found to be broken through. After further assessment, he presented a proposal to replace an additional 35 foot boards that could pose a safety hazard.

Mike/Clean Cuts installed combination locks on the water controls at both entrances and the electric box at the 17 entrance. He also repaired the lighting at the north side of the 17 entrance. 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