



Annual Members Meeting Minutes – Draft
January 13, 2024

1. Call to Order and Establish Quorum. The meeting was held at the Southeast Regional Library. Board members present were Ninoska Alvarez, Kim Harper, Melissa McPherson and Martha Perry, establishing a quorum of the Board. Madison Frost represented Elim Services. Bryan Davis represented BMD Firm. There is a sign-in sheet on file for a list of homeowners in attendance. There was a quorum of the members present, in person or by proxy. The meeting was called to order at 10:06 a.m.
2. Kim made a motion to approve the December 5, 2022 Annual Meeting minutes as they are. Martha seconded. All in favor.
3. Presentation for 2024 Budget and Discussion on Amendment. Kim Harper, Board President, prepared a narrative to go along with the PowerPoint presented. Both are included with these Minutes. Questions were saved until the end of the presentation. Bryan Davis addressed questions and concerns of owners regarding amendment.
4. Open Forum. Owners shared they do not agree with compliance letters that were sent out in January.
5. Election of Board Members. The election has been re-scheduled due to concern of unaccounted for ballots, addressed later that day.
6. Adjournment. There being no further business the meeting was adjourned at 12:23 p.m.



January 13, 2024 Annual Membership Meeting PowerPoint Presentation

Slide 1 Braywick Village Annual Membership Meeting

Slide 2 Agenda

Call to Order – 10:00 am

Roll Call – Kim Harper, Missy McPherson, Martha Perry, Ninoska Alvarez – quorum

Before we move forward, I'd like to address our time limit in this room. We only have an hour and half as this room is reserved after Braywick. So please hold your questions and comments to Open Forum. Each owner will have three (3) minutes to speak in Open Forum.

Minutes – waive the reading of the previous meeting minutes; motion to approve; second; all in favor. Unanimous approval.

Slide 3 Financial Report: 2024 Budget was adopted 11/27/23 with an increase of 3%

Line by line review

CD – The board sought out new rate for CD when it came up for renewal. A 7 month CD was created at a much higher interest rate.

Slide 4 Old Business: Year in Review – We have had a productive year in 2023 – from finding resolution to longstanding issues to addressing unexpected problems. We wanted to share with you what has transpired – let's look at the year in review:

1. Message board
2. Mailboxes
3. Street signs
4. Vagrants
5. Brookdale has taken ownership of fence along Lots 1-14; mended and stained
6. JEA easement
7. Guidelines
8. Entrance sign
9. New vendors
10. Backflow and irrigation
11. Improved access to community information – meeting minutes available to all online via Elim website

Slide 5 New Business: Guidelines – We all know that neighborhoods in disrepair affect property values. These guidelines are in place to insure that we maintain our community as it is in all of our best interests. These guidelines were compiled from the Covenants to assist homeowners who might not have had time to review or have trouble deciphering the legalese in the Covenants as to what is expected as a homeowner in Braywick. They were distributed to the homeowners in order for them to have a better understanding of what is expected in complying with the Covenants. Homeowners requested to have a better understanding of what was expected and we complied with their request. These guidelines were already in place, we just simplified them for our residents. This aids in maintaining property value and curb appeal. Additionally, if you feel you could lend a neighborly hand and assist homeowners in need with compliance tasks, i.e. pressure washing, mowing, weed pulling, raking, etc., I'm sure they would take and appreciate the help. But rest assured, as sure as there is chocolate and vanilla, not every neighbor is receptive to such assistance, so do not condemn them for it. We can't know everyone's situation.

Slide 6 Fencing – the white criss-cross fence is in poor condition and we found out quickly just how bad when no contractor would paint it – not viable. Replacing it was cost prohibitive. The most reasonable and cost



effective option is to have it removed. Scheduled removal is January 18. This eliminates another maintenance item, saving money for the community. Considering planting more trees along the property line when tree farms offer discounted trees, usually spring.

Slide 7 Amendment: Purpose is to address rental limits

We would like to discuss an issue that was brought to us from community members concerning the growing number of rental properties in Braywick. We are not proposing any formal amendment at this time. We are asking for community feedback as to what Braywick would like to do. We began by mailing a questionnaire and we were hoping to have community presence at this meeting to be able to discuss more in depth. Concerns regarding expansive rental properties in the community included:

1. Not knowing your neighbors, creating community environment.
2. Safety concerns with more temporary/transient community.
3. Losing the ability to have actual homeowners participate in addressing issues that may arise in the future.

The Board may address smaller issues that arise, but if changes to our covenants may be needed in the future for the wellbeing of our community and our homes, that requires a formal vote from each homeowner in order for any change to be achieved and legally be in place. That would entail having the minimum number of homeowners present or available by proxy vote to make a change valid (having quorum). That number for our 68 home community is approximately 44 homes. That means if changes were needed and the majority of our homes were rental properties owned by corporations, then it would be impossible to garner the necessary votes. We would like to see that NOT happen. We have taken great pains and performed exhaustive research to confirm that homeowners have accurate information free from any coercion or misinformation. If the community fails to adopt an amendment because they disagree, that is respectable. As long as they have accurate information. The only way to know you are getting accurate information is to attend and participate in Board meetings, and/or read the minutes posted on the website. If the Braywick community is on board with establishing some rental limits we can then develop stipulations in the form of an Amendment and it would require homeowners' voting in its favor for it to pass. The Board cannot do this unilaterally nor has that ever been our goal. We are looking for community involvement and response with what we consider an important issue.

If we lose quorum, we lose voting. We lose voting, we essentially lose our neighborhood, we lose the association, and it's board. Braywick is a private community, stating the obvious, and without HOA dues, there would be no common area maintenance, no water, no street lights, no road repair, no quality or value in property. This amendment is proof that this association is worth keeping, that it cares for the neighborhood. This amendment, has been authored by an attorney, who we have the pleasure of his presence today. Mr. Bryan Davis, of BDM Law Firm. He is here to answer any questions we may have. This amendment has carefully considered how it will impact homeowners, rental property, including AirBNB, their rights, and how it will continue to preserve Braywick as an attractive HOMEOWNER community. Maintaining attractiveness assures higher property values and buyers, the right buyers. It goes without saying that corporations that buy residential housing are strictly in the money-making business by renting to tenants. These corporations are not necessarily concerned with our budget, our street, our Board, or even YOU as their neighbor. They are concerned about how much money they can make. Some tenants do not reflect the corporations' tactics, so I do not condemn them. They are just passing through. You, on the other hand, have a vested interest in your property. And I'd like to think you care about the future and the direction of Braywick. It is your HOME!! Currently, it's safe, quiet, valuable, and attractive.

Slide 8 Now, to address the amendment itself, in bullet points to simplify its purpose:

Braywick Village Homeowners Association, Inc.

c/o Elim Services, 1941 Mayport Road, Atlantic Beach, FL 32233 (904) 241-8886



- Current rentals are grandfathered in until title change – in the event a corporation sells, the process begins again
- 2/3 of homeowners approval to pass (~44 units)
- Proposes a 20% threshold; currently at 17% (~12 units), unless a hardship is confirmed
- Owners must live on-site for one (1) year prior to leasing. (See hardships.)
- Hardships will be considered based on the following:
 - Military – for instance, new orders out of Jacksonville and can't sell except way below market value and/or intent is to return to Braywick in the future.
 - Illness – many scenarios here; hospitalization for months, etc.
 - Financial – possible result from illness, etc.
 - Move temporarily for work, i.e. military
- Renting/subletting to a family member or close friend is not a concern. As long as the homeowner is vested in the home and the association
- Leases of 12 months, or 6 months \leq 3 times per year would be allowed if leases terminate early

Notably, any of these items are negotiable if the members bring us feedback in advance of the official amendment drafting.

Slide 9 Vacant Board Positions – nominations/volunteers - election

Slide 10 OPEN FORUM Q&A

ADJOURNMENT