

Braywick Village Homeowners Association, Inc.

1941 Mayport Rd, Atlantic Beach, FL 32233 (904) 241- 8886

MINUTES: Board Meeting

Saturday, June 1, 2024

10599 Deerwood Park Blvd, Jacksonville, FL 32256

Board Members Present: Ninoska Alvarez, Stephen Landreville, Melissa McPherson, Adam Murphey, and Angelique Noah.

Homeowners Present: Daniel & Dawn Burstein, Roland Dahl, Kim Harper, Laura Hayes, Nancy Landreville, John & Pat Inglis, Susan Palmer, and Martha Perry.

Management Rep: Madison Frost, CAM, with Elim Services.

- 🌴 Establish Quorum/Call to Order. A quorum of the board was established. The meeting was called to order by Steve at 1:01 p.m.
- 🌴 Financial Report.
 - Madison went over the Crabtree Status Report and shared the actions taken against delinquent owners. Madison explained she can ask Crabtree for more details on specific accounts and that a lien comes one year after no payment received.
- 🌴 Compliance.
 - Madison is to send out compliance letters to those noted for three or more months out-of-compliance. There was some discussion on stronger action; legal letter or fine. Steve motioned to table this decision for the next meeting. Angelique seconded the motion. All in favor.
 - Madison to send over information about possible committees that the community can establish.
- 🌴 Architectural Review Board.
 - Missy made a motion to add the Board to the ARB emails to review meeting minutes. Angelique seconded the motion. All in favor.
- 🌴 Fence.
 - Steve motioned to table. Adam seconded the motion. All in favor. Steve found that Brookdale may be responsible for half the fence bordering their property along fourteen Braywick lots. This matter requires more research.
- 🌴 Adjournment. Steve motioned to adjourn at 2:03 p.m., seconded by Adam. All in favor.
- 🌴 Calendar. The next meeting is tentatively on August 3rd at 11 a.m. at Southeast Regional Library, depending on availability. Budget meeting will be held in October.