

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

Saturday, August 3, 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, Laura Hayes, Kenneth and Cheri Kienitz, 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 11:01 a.m.
- 🌴 New Laws.
 - Madison shared new laws that have passed and may affect the community. The Board will look over content and come up with ideas for ARC guidelines and hurricane readiness guidelines.
- 🌴 Budget.
 - Community believes Flock camera to be beneficial. Madison will reach out to Flock regarding maintenance and shop for quotes to try to find more cost-effective service.
- 🌴 Proxy Limits.
 - There was discussion on if the Board should proceed with establishing limits on the number of proxies a homeowner can receive. No motion was made, therefore no motion passed.
- 🌴 Community Involvement.
 - There was some discussion about community events. It was shared that this budget item had to be cut in the past.
 - The Board and management were asked to consider financial difficulties and sense of community when doing compliance inspections.
 - A suggestion box and community library were recommended.
- 🌴 Rental Restrictions.
 - Community and Board interest in a rental cap and language to keep quorum with involved individual owners. Board and management will look into surveys, mailings, and going door-to-door to craft amendment to fit community's needs and wants.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 12:04 p.m.
- 🌴 Calendar. The next meeting will be held on September 14th at 12:00 p.m. at Southeast Regional Library. Agenda will include CD discussion, guidelines, suggestion box, and amendment.