



Braywick Village Annual Meeting

AGENDA

- ▶ CALL TO ORDER
- ▶ ROLL CALL
- ▶ APPROVAL OF PREVIOUS MEETING MINUTES
- ▶ FINANCIAL REPORT: Adopted Budget Review/ CD Status
- ▶ OLD BUSINESS: Year In Review
- ▶ NEW BUSINESS: Compliance Report with Guidelines
 - ▶ White criss-cross fence
 - ▶ Board vacancy
 - ▶ Amendment addressing rental limits
- ▶ OPEN FORUM: Q&A
- ▶ ADJOURNMENT

Financial Report

	2023 PROJECTED	2023 ACTUAL	2024 APPROVED ADOPTED NOV 27 2023
EXPENSES			
Annual Report	65.00	61.25	65.00
Annual Invoice Fee	119.00	238.00	125.00
Collections Exp./Bank Fees	50.00	24.00	50.00
Events	500.00	0.00	0.00
Improvements	1,000.00	350.00	1,000.00
Insurance	1,300.00	1,102.02	1,300.00
Lake Maintenance	2,247.00	2,100.00	2,184.00
Landscaping - Contract	4,173.00	3,810.00	3,360.00
Maintenance/Repairs	500.00	2,502.00	2,000.00
Management Fees	4,800.00	4,800.00	5,160.00
Postage	200.00	347.97	500.00
Reserves (Private Streets)	5,136.00	5,136.00	5,141.00
Surveillance (Flocks)	2,000.00	2,000.00	2,000.00
Tax Return	155.00	175.00	175.00
Unpaid Dues Allowance	1,360.00	0.00	2,000.00
Utilities - Electric	1,797.60	1,767.21	1,800.00
Utilities – Water	1,797.60	588.82	1,700.00
Assessment Income	27,200.20	26,324.27	28,560.00

OLD BUSINESS – YEAR IN REVIEW

- ▶ Updated message board at entrance to community with new paint, lights, corkboard and new lock.
- ▶ Cleaned central mailboxes
- ▶ Obtained new street signs
- ▶ Addressed vagrants in the area
- ▶ Established relations with Brookdale and were able to confirm fence ownership from lots 1-14 whose yards face Brookdale property.
- ▶ JEA reclaimed easement between Laurel Oaks and Braywick properties and resumed maintenance of area.

OLD BUSINESS –YEAR IN REVIEW

- ▶ Compiled and disseminated community guidelines
- ▶ Cleaned and illuminated Braywick Village entrance sign
- ▶ Sought out new vendors to maintain costs as low as possible
- ▶ Addressed repair of backflow/ irrigation system resulting from damage

NEW BUSINESS – Guidelines and Community Compliance

▶ Guidelines for the community

- ▶ Goal was to make community members aware of what expectations were to maintain community and have us all be on the same page.
- ▶ That way when monthly checks were completed people had a chance to address and not have to receive letters.
- ▶ Community members volunteered to reach out to those in community that are having issues complying with the guidelines

NEW BUSINESS - Fencing

- ▶ White fencing along Southbrook drive entrance to community is in poor condition
- ▶ Replacement costs were prohibitive, estimates were in the \$24,000 range
- ▶ Painting is not an option due to rot.
- ▶ Most cost effective option remove the fence at a cost of \$1860

NEW BUSINESS – Amendments to Address Rental Limits

- ▶ Communication sent to community members

ITEM	SUPPORT	
The maximum number of homes that may be leased at any one time is 20% of the total number of homes in the community.	Y	N
Any owner denied the ability to lease their home due to the 20% maximum may request to be placed on a waiting list for future availability.	Y	N
Owners currently leasing units will be allowed to continue leasing their units until ownership of the home changes.	Y	N
There will be a mechanism of hardship variances. (please see below for examples)	Y	N
Copy of the fully-executed lease will be provided to the association to maintain in its records.	Y	N
Contact information of tenants will also be provided to allow contact in case of emergencies.	Y	N
Homes must be owner occupied for at least one (1) year prior to leasing the home.	Y	N

NEW BUSINESS – Amendments to Address Rental Limits

▶ Why?

- ▶ The biggest concern was the preservation of quorum to address any community specific issues that require voting
- ▶ If we cannot achieve community member access and participation and changes need to occur, our hands would be tied.
- ▶ Response to community request for feedback.

NEW BUSINESS – Amendments to Address Rental Limits

- ▶ Highlights of options based on what other communities have done to address this issue:
 - ▶ Current rentals are grandfathered in, until title changes
 - ▶ Need 2/3rd of homeowner membership approval is needed to pass
 - ▶ Currently under proposed 20% threshold, but not by much (3%)
 - ▶ 6-month minimum rental applies to everyone, even if they vote no, per FL Statute
 - ▶ Owners must live on-site for one (1) year prior to leasing property
 - ▶ There would be hardship clauses : i.e., military, illness, financial trouble, needing to move temporarily for work
 - ▶ Owners subletting a room to a family member is not a concern
 - ▶ Ideally leases would be for terms of 12 months 6 month, 3x a year leasing restriction is to allow if a lease ends early.

NEW BUSINESS – Vacant Board Position

- ▶ Open floor to nominations/
volunteers

OPEN FORUM: Q&A