

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

Saturday, February 8, 2025

10599 Deerwood Park Blvd, Jacksonville, FL 32256

Board Members Present: Daniel Burstein, Stephen Landreville, Adam Murphey, Chris Myers and Angelique Noah

Homeowners Present: Sign-in Sheet in Association Records.

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 10:04 a.m.
- 🌴 Minutes. Chris motioned to approve prior meeting minutes from December 3, 2024, with typos corrected. Adam seconded the motion. All in favor.
- 🌴 Robert's Rules of Order. Steve motioned to accept Robert's Rules of Order as the order of business for Board meetings. Adam seconded the motion. All in favor.
- 🌴 MRTA. Daniel motioned to hire Chuck Brown with Crabtree Law Group for MRTA Preservation of the governing documents. Chris seconded the motion. All in favor.
- 🌴 Amendment. There was discussion regarding establishing an amendment for rental restrictions. Angelique motioned to establish an amendment committee at the next Board Meeting. Steve seconded the motion. All in favor.
- 🌴 CD. Dan motioned to receive information from Everbank to establish a new CD, when the current one with Truist expires on March 24th. Chris seconded the motion. All in favor. CD is to be included on the calendar.
- 🌴 Standing Meetings. Dan motioned to schedule a monthly meeting on or around the 2nd Saturday of each month, preferably with a larger room at around 10 a.m. Adam seconded the motion. All in favor.
- 🌴 ARB Guidelines. Discussion on if noise complaints and storage pods are concerned nuisance behavior.
- 🌴 Fence. Legal opinion from years ago on Brookdale fence line is that it is individual owner's responsibility.
- 🌴 Community Involvement. Steve will put up a sign regarding the license plate reader. Angelique's husband will plant trees. The Board would like to establish a social committee and community assistant/helpful committee. Chris motioned to establish committees. Steve seconded the motion. All in favor.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 11:00 a.m.