

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

Saturday, March 8, 2025

Room E of Southeast Branch Library, 10599 Deerwood Park Blvd, Jacksonville, FL 32256

Board Members Present: Daniel Burstein, Stephen Landreville, 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 10:08 a.m.
- 🌴 Board Vacancy. Adam is no longer able to serve on the Board. Steve motioned to appoint Ninoska Alvarez to fill the vacancy. Daniel seconded the motion. All in favor.
- 🌴 Minutes. Madison presented the February 8th and February 27th meeting minutes in a packet to all owners present and Board. Steve motioned to approve as submitted. Chris seconded the motion. All in favor.
- 🌴 Amendment. Steve presented a list of items he'd like to see in an amendment, saved in the Association records. The Board and homeowners present seem to favor page 2 more. Angelique will present wording for the survey if Steve sends over the amendment for her. First sentence of survey will inform homeowners they are grandfathered in. The amendment survey work will be presented at the March 25th Zoom Meeting. Angelique will prepare talking points.
- 🌴 Rules and Regulations. Dan's nuisance outline was presented to the community. Feedback was provided. The intent of the rules is to not be overbearing but to ensure we highlight specific issues. Hurricane Rules and Regulations will be tied in with ARB guidelines.
- 🌴 Signs in Common Areas. Steve motioned to approve camera sign proposed by Daniel. Ninoska seconded the motion. All in favor. Volunteer work install and Madison will order to deliver to Daniel's address.
- 🌴 CD Status. CD matures on the 24th. Angelique presented a hand-out for the CDs. Daniel shared he has spoken to Everbank before and the commercial rates were no better. Madison is to tell Truist to take out and put into Money Market on 24th.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 11:00 a.m.