

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

Tuesday, March 25, 2025

0 Carriage Side Ct, Jacksonville, FL 32256 – Zoom Meeting ID 837 389 7855

Board Members Present: Ninoska Alvarez, Daniel Burstein, Stephen Landreville, Chris Myers and Angelique Noah

Homeowners Present: Alex Cepeda, and Ken and Cheri Kienitz.

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 Dan at 6:05 p.m.
- 🌴 CD. Dan motioned to approve a bank to establish \$100,000 CD at 7 month frequency, if Truist is unable to go above 4.6% interest, via email. Chris seconded the motion. All in favor.
- 🌴 Survey Draft. Angelique presented her survey draft. The only feedback was to include language about a rental cap, informing of the need to establish due to quorum requirements.
- 🌴 Fence Guidelines. Feedback for the fence guidelines prepared by Steve were: if a contractor has to do the work, if fence color options should be included, if there should be fence near a meter, if black aluminum should be included for pond lots, and if wood only should be along Brookdale fence.
- 🌴 Noise Guidelines. Needs additional review.
- 🌴 Roof and Exterior paint. Tabled until next meeting.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 7:02 a.m.