

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

Saturday, April 12, 2025

Southeast Regional Library, 10599 Deerwood Park Blvd, Jacksonville, FL 32256

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

Homeowners Present: Laura Hays, Melissa McPherson, Veronica Wilson, and Larry White.

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 10:01 a.m.
- 🌴 Reading/Disposal of Previous Meeting Minutes. Ninoska motioned to approve March 8th and March 25th Board Meeting Minutes as submitted. Chris seconded the motion. All in favor.
- 🌴 ARB Comments. Community concerns of fence and shed installed without approval.
- 🌴 CD. Angelique motioned to open a \$100,000 CD and move the operating and reserve accounts to Bank OZK. Dan seconded the motion. All in favor.
- 🌴 Investor Home Buyer Survey. Chris shared there are eleven rentals currently; five of which are corporation owned. The Board reviewed the survey prepared. Dan recommended rental cap percentage.
- 🌴 Roofs. Angelique will send over the roof guidelines she prepared.
- 🌴 Fence. The Board reviewed the fence guidelines. Feedback included possibly adding aluminum fence for lake lots and ensuring front yards are not fenced in.
- 🌴 Noise. Dan presented the nuisance guidelines prepared to the Board. The definition of noise nuisance is acceptable but revision on timelines and items allowed was recommended.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 11:33 a.m.