

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

Monday, July 21, 2025

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

Board Members Present: Ninoska Alvarez, Daniel Burstein, and Chris Myers

Homeowners Present: Roland Dahl, Laura Hays, Deborah Johnson, Kenneth Kienitz, Ann Miller, Melissa McPherson, and Martha Perry

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 6:01 p.m.
- 🌴 Roof. Both examples of metal roofs are acceptable; just cannot be bare metal, must use approved color palette and add white to neutral color examples. Dan made a motion to accept the proposed roof guidelines with suggested edits. Chris seconded the motion. All in favor.
- 🌴 Nuisance. Dan motioned to approve the nuisance guidelines with Option A for Fireworks. Chris seconded the motion. All in favor.
- 🌴 Exterior Color Paint. 'Muted colors' sentence was recommended to be removed from the draft and the bottom section and just make a cover letter. Dan made a motion to accept the proposed exterior paint guidelines with suggested edits. Chris seconded the motion. All in favor.
- 🌴 Fence. Ninoska motioned to table for clarity. Dan seconded the motion. All in favor.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 7:10 p.m.