

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

September 9, 2025

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

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

Homeowners Present: Laura Hays, John Inglis, Joy Long, Deborah Johnson, Kenneth Kienitz, Melissa McPherson, Edgar Noah, 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 Steve at 6:02 p.m.
- 🌴 Meeting Minutes. Steve motioned to approve July meeting minutes as submitted. Dan seconded the motion. All in favor.
- 🌴 Compliance. Compliance inspections are on hold for the time being due to community feedback.
- 🌴 Financials. Madison explained that we will be transferring from Truist Bank to Pinnacle Bank.
- 🌴 Old Business. Chris motioned to ratify ARB requests voted on via email, unanimously. Dan seconded the motion. All in favor. Dan motioned to approve fence guidelines as submitted. Chris seconded the motion. All in favor.
- 🌴 New Business. The Board will investigate speed bumps and alternatives. Laura volunteered to assist with solutions to the pond algae problem.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 7:35 p.m.