

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

October 11, 2025

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

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

Homeowners Present: Alex Cepeda, Laura Hays, John Inglis, and Kenneth 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 Steve at 10:04 a.m.
- 🌴 Meeting Minutes. Steve motioned to table meeting minutes. Ninoska seconded the motion. All in favor.
- 🌴 Compliance. Steve motioned to table compliance discussion until next month. Chris seconded the motion. All in favor.
- 🌴 New Business. Dan motioned to proceed with stormwater permit fee credit application. Steve seconded the motion. All in favor. Steve motioned to table landscaping discussion until Madison is able to provide current contract. Dan seconded the motion. All in favor.
- 🌴 2026 Operating Budget. Dan motioned to approve budget at \$462 per home. Chris seconded the motion. Steve and Ninoska in favor. Angelique opposed.
- 🌴 Water Drainage Committee. Steve motioned to appoint Dan Burstein, Alex Cepeda, Laura Hays, and Ken Kientz to the committee. Ninoska seconded the motion. All in favor.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 11:38 a.m.