

Braywick Village Homeowners Association, Inc.

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

MINUTES: Board Meeting

November 12, 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: Keneisha Boyette, Alex Cepeda, John Inglis, Deborah Johnson, Kenneth and Cheri Kienitz, Joy Long, Nancy Landreville, Melissa McPhearson, Martha Perry, and Don Williamson

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 6:07 p.m.
- 🌴 Meeting Minutes. Steve motioned to reconsider prior minutes to change 'Improvements' on budget line item to 'Community Events'. Ninoska seconded the motion. Chris opposed the motion. Angelique and Dan were in favor; motion passed. Angeliqu motioned to approve September and October Board meeting minutes as submitted. Dan seconded the motion. All in favor.
- 🌴 Compliance. Madison will send a new template to the Board for compliance letters without fine and legal language.
- 🌴 Financials. CD matures on December 20th and will be discussed at next Board meeting.
- 🌴 Old Business. The Board will all prepare letters to inquire about the community's thoughts on speed bumps, speed limit signs/paint on street, stop signs, or speed bumps to deter speeders in the community. Ninoska handed out an investor owner survey she prepared and Madison will distribute to the community. Alex shared a pond report that the algae is slowly making process and he will be trying out a solar aerator. Steve motioned to terminate By The C of Jax agreement. Dan seconded the motion. All in favor. Dan motioned to receive insurance quote for private streets and ponds. Steve seconded the motion. All in favor. Madison will invite the insurance broker to the next Board meeting.
- 🌴 New Business. Chris shared requirements for ARB submission. Board shared vote by email wouldn't be possible for next election. The Board received a credit for the stormwater fee, for all owners. Steve motioned to allow 9531 Thornaby Ln to host a community event.
- 🌴 Adjournment. Being no further business, the meeting was adjourned at 7:23 p.m.