

BROWNS LANDING PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

JUNE 3, 2026, AT 5:00PM

VFW POST 3282, 5810 S. WILLIAMSON BLVD. PORT ORANGE, FL 32128

- **CALL TO ORDER/ESTABLISH QUORUM:** The meeting was called to order at 5:00pm by President W. Werner

Werner Wilson	President	Present	2025-2027
Sandra Arcieri	Vice President	Present (by phone)	2025-2027
David Stefkovich	Treasurer	Absent	2025-2027
Joe Peabody	Director	Present	2025-2026
Ashley Ousterman-Emanuel	CAM	Present	
Seven Owners	Present		

- **PRESIDENT REPORT**

- W. Wilson submitted report. "Thank you for supporting this meeting and thus.... our community.
- Seems like we skipped spring and summer is here. I know some of us are still recovering from the past "hard freeze. Many of our plants and lawns are improving. Many project updates will be shared at this meeting. Our board of directors have been working in many areas to improve our neighborhood. Our association is on solid financial footing and proceeding responsibly in all areas. Thank you again for your continued support."

- **MINUTES:** Motion made by S. Arcieri, seconded by J. Peabody, to waive the reading & approve minutes from 3/5/26; motion carried.

- **COMMITTEE REPORTS**

- o ARC: J. Peabody reported 3 ARC's submitted and approved. 2439 Hyatt for a generator, 1811 Deens Creek to replace damaged lawn and plants.
- o FINANCIALS: Will begin discussing 2027 budget.
- o GATES/IRRIGATION: Nothing to report.
- o GROUNDS: Nothing to report.
- o ROADS & DRAINAGE: Nothing to report.
- o SOCIAL/WELCOME: Not present, nothing to report.
- o TECHNOLOGY: D. Stefkovich not present.

- **MANAGEMENT REPORT:**

- o Management provided list of pending/completed tasks since March 2026.
- o Management also provided a copy of the most recent violation inspection report.

- **TREASURERS REPORT:** Management provided the following reports.

- o STATUS OF ACCOUNTS: Balance sheet provided as of 4/30/26, with an operating balance of \$17,291.17. Reserve balance: \$305,951.27, including the three CDs. YTD P&L provided; Customer balance summary provided showing two owner 30 days past due.

- **OLD BUSINESS**

- o HOA WEBISTE: Completed.
- o PRESSURE WASHING OF SIDEWALKS: Completed.
- o PEDESTRIAN GATE COMBO & REPAIRS: Completed.

- HYATT CREEK SWALE HYDRO SEEDING: Completed. 2442 Hyatt Creek advised she is experiencing drainage problems. Owner advised that dirt needs to be added and elevator properly. W. Wilson will visit the area and assess.

- **UNFINISHED BUSINESS**

- BOULDER MATTER: No progress since the last board meeting. W. Wilson expressed his disappointment in the legal representative and the long process this has been. The board is in agreement to have the boulder removed and seek new legal counsel. Motion made by W. Wilson, seconded by J. Peabody to obtain proposals/information for new legal counsel; motion carried. Vendors were previously contacted and were in agreement to remove the boulder at no cost. S. Arcieri to provide vendors with information and see if they're still interested. If no vendor removes at no cost, the association will pay to have it removed. Motion made by W. Wilson, seconded by S. Arcieri to approve up to \$750.00 for the removal of the boulder if needed; motion carried.
- LANDSCAPING:
 - OPEN PROJECTS: Front entrance plantings have been completed. Remaining mulch is pending installation. Proposal advised that plants are 3 gallons, however, the plantings seem to be a bit small. Management to confirm size with vendor.
 - Owner of 2429 Wild Turkey seeking confirmation the planting along the front will grow and become a privacy hedge, as stated in her sales agreement.
 - PERFORMANCE: Dirt road near the church is not being maintained. Management to confirm if this area should be in landscaper's contract.
 - Owners on Wild Turkey with their backyards to Taylor Rd are requesting the drainage easement be mowed. The association does not have access to this area. Discussion to allow owners to relocate their fence to the Taylor Rd fence so owners are able to maintain easement. The board will draft/present guidelines to possibly be adopted.

- **NEW BUSINESS**

- TOUT MANAGEMENT CONTRACT RENEWAL: Proposed increased from \$675.00 to \$700.00 a month from March 2026 through February 2027. Motion made by W. Wilson, seconded by J. Peabody to approve proposed increased; motion carried.
- 2027 BUDGET PLANNING: 2027 budget preparation is in the works, and a meeting will be held with the financial committee. Cameras/surveillance for the front and back gates will be taken into consideration.
- REAL ESTATE SIGNS: Per governing documents, there are no signs permitted to be displayed in the community and Real Estate Signs are prohibited unless the developer chooses to allow real estate signs and may have specific restrictions. Currently, real estate signs are located near Taylor Rd, and no specific guidelines are in place. The board will coordinate with the ARC committee to put specific guidelines together.
- GATE SURVEILLANCE: To be discussed when D. Stefkovich is present.

- **BOARD MEMBER REMARKS:**

- None.

- **RESIDENT PARTICIPATION:**

- Many basketball hoops throughout the community.

- Overnight parking on the street is becoming an issue. Owners were asked to take a photo and submit it to management to be enforced.
 - Pedestrian gate code change has improved the unwelcomed visitors from entering the community. Discussed code should be changed approximately every 6 months.
 - Replace Taylor Rd fence with concrete wall.
 - Drainage grates have weeds throughout the community.
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- **ADJOURNMENT:** Motion made by W. Wilson, seconded by J. Peabody, to adjourn the meeting at 6:15PM; motion carried.

NEXT MEETING: SEPTMEBER 2, 2026 – 5:00PM – VFW POST 3282 – BOARD OF DIRECTORS