

## A MESSAGE FROM YOUR BOARD PRESIDENT

November 27, 2017

Rumors abound within community associations and Brandywine is no exception. In an effort to keep you accurately informed, I am submitting the following information.

Brandywine has some serious problems that must be addressed. The Board has begun the process of identifying those problems and is formulating plans to correct them.

### PROBLEMS

1. Florida Condominium law requires that all condominium associations maintain full funding of the reserve account at all times.
2. Major maintenance projects have been delayed or deferred for several years and must be addressed. Some of these major items include roofing, paving of the remaining roadways, painting, driveway replacement, irrigation replacement and drainage, etc. As just one example: At present, we have twenty-nine roofs that will have to be added to those already scheduled for replacement.

### HOW WE GOT HERE

For years, Brandywine has waived repayment of funds “borrowed” from the reserve account to cover shortfalls in the amounts that were reserved for covered reserve items. This is not new and has been happening for many years.

### SOLUTIONS

1. We have identified the problem and are in the process of implementing procedures that will prevent this from happening as we go forward.
2. We have begun to address the reserve funding process by completing a new reserve study. The figures are being worked on, and when ready, will be available to all.
3. Projects are being prioritized by the urgency of their need, and estimated costs of completion are being formulated.

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4. Unit owners will be asked to vote either for a Special Assessment or for an increase in the monthly maintenance fees. Informative meetings will be scheduled to assist you in making your decision, and we urge you to attend.

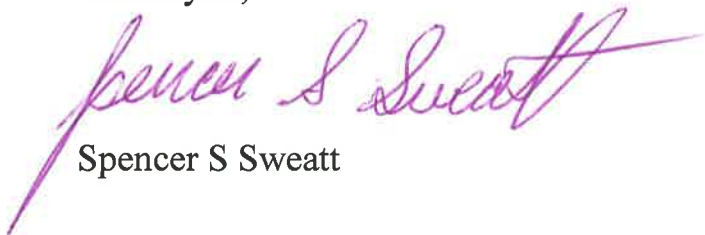
### GOALS GOING FORWARD

1. If the owners elect to keep the monthly assessment at the present level, we must strive to avoid any increases by prudent attention to our budget and expenditures.
2. Keep the Reserve Study updated at all times and fund the reserve in compliance with Florida statues.
3. Bring our repairs up to date and start with a “clean slate” from this point forward.

Brandywine is a special place and all of us must share in the responsibility to keep it so. It is aging, and it shows. This reflects on our property values now and will in the future. With the understanding and help of all of our residents, we can bring it back and keep it that way. I urge all owners to stay informed, attend all meetings, and offer your help and expertise when requested.

Please forward any questions or ideas you may have to Ron Alie at (603) 463-7055 or [ronaliepoc@gmail.com](mailto:ronaliepoc@gmail.com) .

Thank you,



Spencer S Sweatt