

**BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Monday, March 16, 2009**  
**7:00 p.m.**

**Brentwood Hills Swim and Tennis**  
**1512 Brentwood Hills Blvd.**  
**Valrico, FL 33594**

**Board Members Present**

**Joe LoPresti, President**  
**Ken Belsley, Treasurer**  
**Gerri Clifton, Secretary**  
**Chris Andrews, Director**  
**Elizabeth Hinkle, Director**  
**Stan Zemaitaitis, Director**  
**Rick Pitrowski, Communities of America**

**Call to Order**

The Board Meeting was called to order by the president at 7:00 p.m. The secretary called the roll – six board members were present establishing a quorum. The proof of notice was posted 48 hours before the meeting. The motion was made by Elizabeth Hinkle and seconded by Stan Zemaitaitis to dispense with the reading of the January 19, 2009 minutes and approved as presented. The motion passed 6 to 0.

**President's Report**

Joe stated that over the last six months the discussions have been about money or the lack of because of the economy. A committee has gone over the budget line-item-by line item to see where we can cut to save money. The top priority of the Board is to save as we have over the last two years, but to keep the property looking at its best in order to keep all of our property values up in the community. Joe asked Rick to follow-up on the possibility of getting a separate irrigation meter for the sewage portion of our water bill.

**Treasurer's Report**

In January our delinquencies were \$103,000 and this month delinquencies were \$83,000 mainly because it is the end of the quarter. Currently we have \$370,000 in Assets, but from that \$86,000 is in Delinquencies and \$9,000 in Prepaids. Total Expenses YTD for the month of February is \$35,000 against a budget of \$41,000. YTD we are under budget by \$12,000. Our Variances is \$1,800 YTD.

**Brentwood Hills Board of Directors Meeting  
March 16, 2009  
Page Two**

**Management Report**

**Rick reported that at the end of February we have 70 accounts in foreclosure and needs approvals for eight Association foreclosures.**

**Rick reported that the accident report was not available regarding the person that ran into the fence destroying 60 boards. Rick to follow-up on the cost.**

**Rick stated that our active records were being stored on compact discs for storage. Motion was made by Stan Zemaitaitis and seconded by Elizabeth Hinkle to shred all active records after seven years. Motion passed 6 to 0.**

**Rick presented the board with information on seven foreclosures for their review. Motion was made by Stan Zemaitaitis and seconded by Ken Belsley to approve the seven foreclosures. The motion passed 6 to 0.**

**It was decided that the Annual Membership Meeting would be held on June 8, 2009 since two Board members would not be available on June 15<sup>th</sup>. After checking availability with all Board members, Joe decided to move the meeting a week earlier in order for all Board members to be present at the Annual Membership Meeting and everyone agreed.**

**ACC Committee**

**Committee reviewed four applications and four approvals were reported for the month.**

**Landscaping Committee**

**Ron reported that they rode with the landscaping company and toured the complex and found we have some scrub grass and moles, but the lawn was sprayed last week. We have received approval for some small bushes to replace those that a car ripped out on the corner of Valrico and Brentwood Hills Blvd. Stan discussed the parking lot lighting and cutting down the shrubs and the issues regarding locking the gates after 10:00 p.m. – Stan and Ron to talk to the Day Care for their input.**

**Social Committee**

**Nothing to report since there were no activities**

**New Business**

**Ken reported that the committee reviewed the budget and had several suggestions regarding cutting costs, i.e., water meter, extending winter hours to May 1, internet and phone, pool hours, and delinquent assessments.**

**Brentwood Hills Board of Directors Meeting**

**March 16, 2009**

**Page Two** *Three*

**New Business** (continued)

The Board discussed all cost savings options and evaluated each issue.

Motion was made by Stan Zemaitaitis and seconded by Chris Andrews to keep summer hours the same starting on April 1. The motion passed 4 yes and 2 no – Gerri Clifton and Elizabeth Hinkle.

Motion was made by Ken Belsley and seconded by Stan Zemaitaitis to charge \$50 for pool party reservations and only one party a day during summer and winter hours except for after 5PM on Friday until Monday after 8AM. Motion passed 4 yes - 2 no - Elizabeth Hinkle and Gerri Clifton

Motion was made by Chris Andrews and seconded by Stan Zemaitaitis to disable pool entry cards for residents who are delinquent on assessments no less than thirty days from the attorney and effective immediately. Motion passed 5 yes – 1 no – Gerri Clifton

Motion was made by Stan Zemaitaitis and seconded by Elizabeth Hinkle to switch to Bright House for both the Internet and phone for cost savings. The motion passed 6 to 0.

**Adjournment**

The motion was made by Gerri Clifton and seconded by Ken Dobbey to adjourn at 8:35p.m. The motion was passed 6 to 0.

---

**March 16, 2009 Board of Directors Meeting minutes approved by the Board.**

**President: Joe LePresti**

**Secretary: Gerri Clifton**

*Gerri Clifton*