

BRENTWOOD HILLS HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Budget Meeting

Tuesday, June 30, 2009

7:00 p.m.

Brentwood Hills Swim & Tennis

1512 Brentwood Hills Blvd.

Valrico, FL 33594

Meeting Minutes

- I. **Call to Order – meeting called to order by President at 7 p.m.**
- II. **Calling of Roll – Members present**
 - Ken Belsley, President**
 - Chris Andrews, Vice President**
 - Stan Zemaitaitis, Treasurer**
 - Elizabeth Hinkle, Secretary**
 - Lisa Prather, Director**
- III. **Proof of Notice – Posted Friday night, June 26th**
- IV. **Establish Quorum – Five members present, quorum established**
- V. **Approval of Minutes – Motion to approve minutes by Zemaitaitis, second by Andrews, passed 5-0**
- VI. **President's Report –**
 - A. Digital recorder purchased for meetings**
 - B. Pool training – July 24th, Contact Rick to sign up**
 - C. Annual pool inspection – Health Dept. approval with two small comments**
 - D. Checking on soccer nets for field**
 - E. Palm trees trimmed, for hurricane safety and pollen reduction**
 - F. Water heater changed out to “on demand” system**
- VII. **Treasurer's Report – none, due to timing of meeting**
- VIII. **Management Report –**
 - A. Write off of late fees for resident – motion to give 6 months to repay by Zemaitaitis, second by Andrews, passed 5-0**
 - B. Rick explained the process of foreclosures**
 - C. Pool Permit was printed incorrectly, sent back for re-printing**
- IX. **Committee Reports**
 - ACC - pass**
 - Landscaping - pass**
 - Social - pass**
- X. **Unfinished Business –**
 - A. ACC application approvals/denials – Ken working with committee to establish guidelines**
 - B. Traffic survey for Mt. Carmel and Brentwood Hills Blvd. – Rick put in request to county, not heard back from them**
 - C. Comment on Community Summer BBQ – August 8th, possibility of town hall meeting, receive input/vision from the community of where we want to be/move to**
 - D. Grant availability – Rick said there were four grants available, short term turn over; Mini grant \$1,500, Motion by Prather to put soccer nets for field under mini grant, second by Andrews, passed 5-0; Tree grant \$2,500, Motion to look into Live Oaks for**

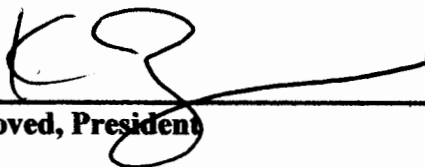
playground/field area by Zemaitaitis, second by Prather, passed 5-0; Low-Volume Irrigation grant; and Clean-up grant.

XI. New Business


- A. Discussion of members who are behind on assessments who were not present regarding pool access. Mae Gordon stated 175 – 200 homeowners were sent notices and they have received a good response. Couldn't give numbers by many called to arrange payments. Motion by Zemaitaitis to revoke pool access to those not attending meeting as of July 1, 2009, second by Prather, passed 5-0
- B. Discussion of members who are behind on assessments who are present regarding pool access. Two people attending, discussion with Rick.
- C. Rick presented four members who were in the lien stage of collections. Motion by Andrews to move into the HOA foreclosure stage for those four members, second by Prather, passed 5-0.
- D. Motion by Zemaitaitis for Belsley to remain President, Andrews to remain Vice President, Zemaitaitis to remain Treasurer and Hinkle to remain Secretary, second by Andrews, all members agreed to stay on, passed 5-0

XII Residents Comments – questions about letters being sent out on yards, roofs, etc. Board, Management, and membership discussion will be for discussion on the next agenda.

XIII. Adjournment – Motion by Andrews to adjourn at 8:15 p.m., second by Prather, passed 5-0



Approved, President



Approved, Secretary