

BRENTWOOD HILLS HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Budget Meeting

Monday, August 17, 2009

7:00 p.m.

Brentwood Hills Swim & Tennis

1512 Brentwood Hills Blvd.

Valrico, FL 33594

Meeting Minutes

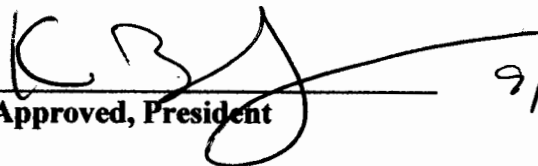
- I. **Call to Order – meeting called to order by President at 7 p.m.**
- II. **Calling of Roll – Members present**
 - Ken Belsley, President**
 - Chris Andrews, Vice President**
 - Lisa Prather, Treasurer**
 - Elizabeth Hinkle, Secretary**
 - Stan Zemaitaitis, Director**
 - Terrence Russell, Director**
- III. **Proof of Notice – Posted Saturday, August 15th, 7:00pm.**
- IV. **Establish Quorum – Six members present, quorum established**
- V. **Approval of Minutes – Motion to approve minutes by Zemaitaitis, second by Prather, passed 6-0.**
- VI. **President's Report – No comments**
- VII. **Treasurer's Report – July and August end month to be reported next month's meeting. Getting a Cash Report also. Zemaitaitis commented/questioned CD in Colonial Bank. Rick commented they are being taken over by BB&T and is safe by FDIC insurance.**
- VIII. **Management Report –**
 - A. **Tree Grant – submitted with plans and should receive word/approval by next month**
 - B. **Traffic Study – will begin after school starts**
- IX. **Committee Reports –**
 - **ACC – met Wed. August 12th – 7 applications, 7 approvals**
 - **Landscaping – see Old Business**
 - **Social – Community BBQ huge success**
- X. **Old Business –**
 - A. **ACC application approval/denial process – tabled**
 - B. **Traffic survey for Mt. Carmel – see Management Report**
 - C. **Grant Availability – see Management Report. Soccer nets also applied for.**
 - D. **Water supply to pool – receive one price for credit meter, getting more. Need sealed bids for next month's meeting. Also check on timer for Jacuzzi/fountains.**
 - E. **Collection procedure – tabled**
 - F. **Violation letters to members – tabled until new Management Company hired.**
 - G. **Pool Rules – tabled until fall/winter**
 - H. **Landscape Issues – Mostly sod and irrigation problems, trying to be resolved. Believed to be chemical/fertilizer problems, not drought because of recent rains. Opened bids: Complete Lawncare - \$132,000; Quality Lawn Care - \$118,000; Raymow - \$108,500; Golden Sun - \$102,000; and Central Florida Landscape - \$112,500. Miguel, Terrence and other board members will go through the bids to be sure that all specs are met, if not, they will be thrown out. The committee will bring back their findings/assessments to the board next month.**


XI. New Business

- A. Miguel Compensation package – Motion to have committee look into/build a package for employees by Andrews, 2nd by Hinkle, vote 3 – 3. Motion did not pass. Board members given current duties and compensation info. Tabled until further notice.**
- B. Rewriting Bylaws – tabled to fall/winter**
- C. COA/New Management Company – Received three sealed bids: Terra Management - \$3.90 per unit; McNeil - \$6.01 per unit; Unique - \$4.95 per unit. Bids will be reviewed to be sure of all covered issues. Rick offered to stay until end of year. If not, Oct. 31st.**

XII Residents Comments – none

XII. Adjournment – Motion by Zemaitaitis to adjourn at 8:28 p.m., second by Prather, passed 6-0.


Approved, President 9/21/09


Approved, Secretary 10/19/09