

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 18, 2017 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by President, Dove Swinsky at 7:04 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Tom Leavitt, Rick Vogt, Chaplain Celerin, Gerri Clifton and Mark Braverman were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management.

2. Approval of Minutes

The Board reviewed the prior meeting minutes as prepared by Manager.

On Motion: Duly made by Mark Braverman, second by Gerri Clifton and carried unanimously.

Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Landscaping – Capital Land Management (CLM)

Jason and Josh from Capital Land Management provided status updates regarding the landscaping and irrigation and answered questions from the board and attendees. They also presented the board with options for quarterly flower rotations throughout 2018. Board provided some initial feedback and asked for several additional flower options. Final choices will be made at a later time. CLM also reviewed the comprehensive set of proposals they had provided based on board requests and CLM recommendations. The board reviewed each of ten (10) proposals.

On Motion: Duly made by Tom Leavitt, second by Rick Vogt and carried unanimously.

Resolve: To approve the CLM proposals as follows:

- Area 1 – Approved.
- Area 2 – Wait for irrigation confirmation, then proceed with removal of 2 dead palms and planting of 3 new palm trees at tennis court.
- Area 3 – Approved at a cost NOT to exceed \$750, but convert to a safer style of edging.
- Area 4 – Approved for stump grinding and sod at playground and roadsides ONLY, please ignore medians.
- Area 5A – Approved.
- Area 5B – Approved using 15' – 20' tree at cost of \$625, instead of larger tree.
- Area 6 – Approved.
- Area 7 – Approved.
- Area 8 – Approved with increase to twelve (12) crotons, but still at \$435.
- Area 9 – Approved.

4. Presentation – Camp Gladiator

Representatives from Camp Gladiator presented information regarding their fitness program and their request to use a portion of the Brentwood Hills common areas. Each regional Camp Gladiator session is open to all Camp Gladiator subscribers, but most attendees are typically from the local area. They maintain insurance for any injuries and/or damages that may be caused. If allowed to utilize association common areas, they would offer 6 weeks free/trial membership to Brentwood Hills' residents, with individual dues of approximately \$70/month following the free trial period.

The board discussed their request and reminded everyone of Brentwood Hill's policy to refrain from allowing "for profit" entities to make use of the common area. Although residents would be offered a temporary free trial period, charges would eventually commence and other paying clients would also have access.

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

On Motion: Duly made by Tom Leavitt, second by Rick Vogt and carried unanimously.

Resolve: To uphold the current policy and deny Camp Gladiator's request to use association common areas.

5. Financial/Management Reports: Manager presented the financial and management reports and responded to questions from the board members and homeowners. Board reviewed Violation Report and asked Manager to move forward with legal enforcement actions on items 6718, 6759, and 6762.

6. Committee Reports

Newsletter: Dove said still no volunteers to takeover newsletter at this time, but one potential volunteer may become available near the end of the year. Good feedback so far on electronic distribution. Hardcopies being made available at pool office.

Social: Gerri reported that they had a meeting on the 15th and discussed the October 21, 2017 garage sale plans. Committee will post signs in community and reminders on Facebook, Nextdoor, website, etc. For the Halloween party, they are planning a costume contest, goodie bags, cookies, cupcakes, candies, but no food. May also consider showing a movie.

ACC: Committee is meeting tomorrow night to review 7 pending ACC requests, but nothing is over 1 week old. They have already reviewed 21 in the last 30 days, denied 2 with all others approved. Committee is still waiting on response from Sherwin Williams regarding updated/proposed paint book. Board suggested ACC consider simply expanding the current PPG book since Sherwin Williams is being unresponsive.

7. Business Operations

Monuments Project: Board discussed stonework options presented by Folsom. Board asked Manager to update Folsom regarding color choice for stonework and to request that demolition of N. Mt. Carmel signage area be moved to early portion of project, due to recent hurricane damage. Manager will also ask landscaper about a prorating quarterly flower installs since they won't be able to plant in November or January due to monument demolition/construction.

On Motion: Duly made by Rick Vogt, second by Dove Swinsky and carried unanimously.

Resolve: To select "Aspen" as the stonework color for the new monuments.

Fencing Issues: Board remains concerned with lack of progress on perimeter fence replacement. Board indicated the fence along Brentwood Hills Blvd has not yet been swapped out, there are several panels along Mt. Carmel that are bowing/warped and the post caps along the playground are gone. Manager will continue to pass along the Board's concerns to Fence Outlet.

Forest: Mark provided forest update. Herbicide treatment delayed by hurricane Irma.

8. Other Business

Board Applicants: Board reviewed three (3) applications from homeowners interested in serving on board and filling current vacancy. Two of the candidates were in attendance, while the third was unavailable due to work related travel. Board decided to interview the candidates in attendance (James Barber and Tania Moronta). Board discussed interviewing the 3rd candidate (Brendan Ludden) at a later meeting.

On Motion: Duly made by Mark Traverman, second by Rick Vogt and carried by a vote of 5 in favor and 1 against.

Resolve: To table appointment of candidate to fill board vacancy until next meeting.

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Director Comments: Tom shared information regarding his recent discussions with the ACC as board liaison and their understanding of the process. Tom suggested that the board reconsider allowing Olin Barnett to serve on the ACC.

On Motion: Duly made by Chaplain Celerin, second by Tom Leavitt and carried by a vote of 4 in favor and 2 against.

Resolve: To reappoint Olin Barnett to serve on the ACC.

Additional discussion was held regarding need to move forward with filling of vacancy based on candidates currently available for interview.

On Motion: Duly made by Mark Braverman, second by Dove Swinsky and carried unanimously.

Resolve: To move forward with filling board vacancy using available candidates.

Board decided to conduct voting by secret ballot to select which of two (2) candidates would be appointed to fill the current vacancy. Manager tallied the vote along with volunteer from homeowner attendees.


By Vote: With a majority of four (4) votes in favor.

Resolve: To appoint James Barber to fill the vacant Class III board position, previously held by Suzette Foister.

9. Adjournment

On Motion: Duly made by Gerri Clifton, second by Tom Leavitt and carried unanimously.

Resolve: To adjourn the meeting at 9:40 p.m.



Prepared by Manager on behalf of Secretary