

**BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

Monday, January 19, 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
Dave Young, 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 Ken Belsley and seconded Stan Zemaitaitis to dispense with the reading of the November 17, 2008 minutes and approved as presented. The motion passed 6 to 0.

Motion was made by Dave Young and seconded by Stan Zemaitaitis to approve the July 21, 2008 minutes as written. The motion passed 6 to 0.

President's Report

Joe reported that the lights at Stratford were vandalized during the last month.

Also, thirty-two sprinkler heads were destroyed on Brentwood Hills Blvd.

Fumes caused corrosion to the pool Spinner System. The cost to fix the spinner system is \$374, but the spinner system will not be repaired until the fumes are gone.

Treasurer's Report

Ken reported month ended December 31, 2008 – Net Income was \$43,955. Total Expenses was \$37,322. The amount budgeted was \$36,186 – over budget by \$1,136 for the month. Total Income YTD December 31, 2008 was \$507,000 – amount budgeted was \$479,232 – over budget by \$28,000.

Brentwood Hills Board of Directors Meeting
January 19, 2009
Page Two

Management Report

Rick stated that the HOA won the case regarding the Arts & Crafts Show that was posted two days before the event. HOA did not receive a fine – Code Enforcement stated to just not do it again. Rick recommended a proposal to light playground also need to pass a policy on the repair of the fence. Rick presented the Board with a Delinquencies Report chart for 2008. The delinquencies and foreclosures are a real problem.

New Business

Gerri Clifton stated Elizabeth's qualifications and nominated Elizabeth Hinkle to the Board. The motion was made by Gerri Clifton and seconded by Stan Zemaitaitis to approve the nomination motion. The motion passed 6 to 0.

Joe LoPresti assigned Ken Belsley and Gerri Clifton to a Contingency Plan Committee to review the budget line item by line item and give a report at the next Board meeting.

Joe LoPresti assigned Stan Zemaitaitis to a Parking Lot/Landscape Committee and report to the Board at the next Board meeting.

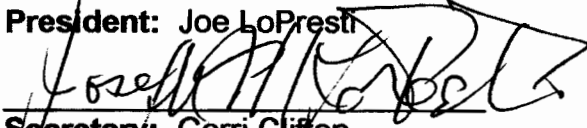
Joe requested Ken Belsley to research the cost of a permanent glass information sign plus the cost of the permit for advising the community Board and miscellaneous meetings.

Adjournment

The motion was made by Gerri Clifton and seconded by Chris Andrews to adjourn at 8:30 p.m. The motion was passed 6 to 0.

January 19, 2009 Board of Directors Meeting minutes approved by the Board.

President: Joe LoPresti



Secretary: Gerri Clifton

