

**BRENTWOOD HILLS HOMEOWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Monday, May 18, 2009**  
**7:00 p.m.**

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

**Board Members Present**

Ken Belsley, President  
Chris Andrews, Vice President  
Stan Zemaitaitis, Treasurer  
Elizabeth Hinkle, Director

**Call to Order**

The Board meeting was called to order by the president at 7:00pm. The president called the roll , four board members were present establishing a quorum. The proof of notice was posted 48 hours before the meeting. The motion was made by Hinkle and second by Zemaitaitis to dispense with the reading of the April 27, 2009 minutes and approved as presented. The motion passed 4 to 0.

**President's Report**

Want to keep business going as last directors conducted.  
Newsletter is out for printing and being distributed in 5-31-09 Sunday editions.

**Management Report**

Presented by Rick Pitrowski.

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**Treasurer**

Mae Gordon reports, delinquencies are steady, no increase or decrease but high compared with 2008 figures due to many foreclosures.

Rick detailed overview of the April 20, 2009 report.

Child Haven is being billed quarterly and reflected in the report as a decrease in financial statement for Waste Management.

Bad Debt spreadsheet is available by Mae Gordon. Once a property is in bank foreclosure or in legal action, arrearage is written off in financial report based on State Statutes.

Mae Gordon will add Insurance Policy in Management Program Database.

**Landscape Committee**

Lee inspected grounds and identified run off of weeds from residential lots and our right of way.

Board is reviewing the quote submitted by Complete for shrub planting along fences. Rick recommends obtaining county for right of way permit.

Board recommends first looking at the budget and identifying funds.

Rick recommends getting a fence report from Miguel for order of planting.

Jeff & Lee from Complete Landcare present for meeting. Informed tree trimming needed in parking lot and to address bare sod spots this summer.

**Acc**

Four approvals, no denials.

Process of receiving applications is being under review to expedite application turnaround.

**Social Committee**

Date is identified for summer BBQ.

Announcement is in forthcoming newsletter.

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**Old Business**

- 1-Insurance breakdown. Copy of old policy for breakdown is presented.
- 2-Member Frost documentation is presented for discussion.
- 3-Social budget is \$2500.00 including BBQ expenditure.
- 4-Fence repairs needs further discussion on wood repairs vs. bushes being planted. A look at the budget to see if planting if OK. Copy of proposal is turned over by Manager Lee for Board review.
- 7- Treasury report tabled to be reviewed by next meeting

**New Business**

Rick presented a strategy recommendation dated May 15, 2009.

Motion by Chris Andrews to accept COA recommendation for investment strategy on Brentwood Hills HOA money accounts. Second Hinkle. The motion was passed 4-0.

- 1- ACC- follow up with application review is important and needs to go through the process to streamline protocol.
- 2- Traffic- Rick to address County for Mt. Carmel / BH Blvd access.
- 3- Motion that meeting on 2/27/09 reflects as a regular meeting. Stan/ Andrews 4 - 0
- 4- Prospected Board members being introduced as members in good standing:  
Lisa Prather, Terrance Russell, Dan Lasher.
- 5- Motion by Zemaitaitis to accept Lisa Prather as Director 1, second Hinkle. The motion passed 4-0.  
Motion by Zemaitaitis to accept Dan Lasher as Director 2, second by Director Hinkle. The motion was passed 5-0.  
Motion by Hinkle to accept Terrance Russell as Director 3, second by Andrews. The motion passed 6 - 0.  
Motion by Andrews to appoint Director Hinkle as HOA Secretary, second by Prather. The motion passed 6-0.
- 6- BBQ date identified.

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**Residents Comments**

None

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**Adjournment**

The motion was made by Director Prather and seconded by Director Zemaitaitis to adjourn at 8:25pm . The motion was passed 6 to 0.

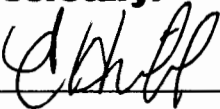
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**May 18, 2009 Board of Directors Meeting minutes approved by the Board.**

**President:**

  
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**Secretary:**

  
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**Last Transaction**

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Jun 9	10:55AM	Fax Sent	6850858	1:36	4	OK

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