

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 19, 2016 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Rick Vogt at 7:02 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Gerri Clifton, Tom Leavitt, Mark Braverman and Dove Swinsky were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management was also in attendance. Rick instructed attendees regarding appropriate meeting protocol.

2. Approval of Minutes

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

On Motion: Duly made by Gerri Clifton, second by Dove Swinsky and carried unanimously.

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

3. Financial Business

Financial & Management Reports: Manager presented the financial and management reports and responded to questions from the board members and homeowners.

Persistent Violations: Tom presented four (4) lots for the board to consider as candidates for attorney enforcement action. Board and Manager discussed the status of each lot. Board confirmed their prior decision and intent to maintain up to fifteen (15) lots with the attorney for enforcement actions as needed and asked that Manager include additional lots from list as needed and within limit.

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

Resolve: To initiate legal enforcement actions against units 6740/6752/6814/6897 plus next several units on list as appropriate and within desired limit.

4. Committee Reports

Social: Gerri indicates that they have scheduled a community wide yard sale event for Saturday, October 1, 2016. The committee is also making plans for a Halloween party. Rick mentioned that the summer party was very good, but there are still a large number of no-shows and lots of wasted food. Rick suggested that the HOA consider providing snacks only at future parties, rather than a full meal. Tom suggested the HOA consider requiring owners to pay a small amount for their ticket to help offset the cost and motivate them to attend. Mark suggested collecting a deposit from each owner that would be returned upon arrival or deposited if the owner is a no-show.

Keep Brentwood Beautiful: Dove said the Yard of Month program is still going well. Most people have been willing to accept their award and participate. Committee plans to give out awards for best yard decorations at Halloween and Christmas.

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ACC: Dove shared the committees proposed changes to the Architectural Standards in several areas. Board and homeowners in attendance openly discussed the various proposals and options.

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

Resolve: To accept the committee's recommendation to establish two (2) separate, pre-approved paint color palettes, with one (1) to for use by homes with shingle roofs and one (1) for use by homes with terra cotta tile roofs.

On Motion: Duly made by Dove Swinsky, second by Mark Braverman but not carried.

Failed: To accept the committee's recommendation to switch paint color references on the approved paint palette(s) from PPG to Sherwin Williams.

On Motion: Duly made by Dove Swinsky, second by Mark Braverman and carried four (4) in favor and one (1) against.

Resolve: To accept the committee's recommendation to allow for the third accent/door color to be used on the accent portions of the home versus restricting use to the body color or trim color only, provided that the paint standards clearly and specifically define what is to be considered an accent piece.

5. Business Operations

Election of Treasurer: Rick shared Board Treasurer Suzette Foister's indication that she intended to resign from the board of directors. Rick also pointed out that Suzette has missed the requisite number of consecutive meetings for the board to consider her position vacant regardless of a formal resignation, which has yet to be provided.

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

Resolve: To consider Suzette Foister's board position vacated in accordance with her statements and the governing documents.

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

Resolve: To appoint Mark Braverman to fill the position of Treasurer.

Proposal for Landscape Maintenance: Board conducted a final discussion regarding the landscape proposals provided by several vendors. Board and Manager also discussed the termination clause in the current contract with Yellowstone. Tom Leavitt will contact Yellowstone to discuss the possibility of early termination, to allow for new contractor to begin services as of January 1, 2017. Board will notify Manager regarding outcome of Tom's discussion with Yellowstone so Manager can send official notice to Yellowstone and the new contractor accordingly.

On Motion: Duly made by Tom Leavitt, second by Mark Braverman and carried unanimously.

Resolve: To accept the Capital Land Management proposal for routine landscape maintenance.

Outdoor Entertainment System: Rick said he is working with JABX to design and propose an entertainment system for the amenity area that would permanently mount the projector, allow for the video sources to be housed within the pool office and strategically mount speakers to provide improved surround sound to the pavilion(s) without the need to setup the large standalone speakers. Rick will share the proposal with the board upon receipt.

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Pool Access Cards: Rick suggested that the amenity center limit the access cards to one (1) card per unit and that access ONLY be granted to the actual resident of said unit. Rick suggested that non-resident owners had affectively dedicated their usage rights to their tenant and should therefore not also be allowed to access the facilities in addition to their tenants. This suggestion was discussed openly amongst the board members and homeowners in attendance. Some homeowners pointed out that they should at least be able to retain access whenever their unit is unoccupied. Rick will work with the pool staff accordingly to test the new policy.

Pine Forest: Mark presented information and options for use and replanting of the forest area. The board and homeowners discussed the various options presented. The general homeowner consensus is to simply replant the forest area with inexpensive pine tree seedlings at appropriate intervals to promote a healthy pine forest for years to come. Tom suggested that Mark consider applying for a grant from Hillsborough County to offset the cost. The board restated their requirement that the forest area be properly irrigated prior to any trees being planted. The board asked Mark to conduct additional research regarding a plan and the associated cost to carry out the desire replanting.

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

Resolve: To plan restoration of pine forest using trees only, with no parks or walking paths.

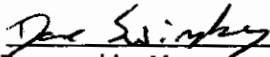
6. Other Business

Homeowner Comments: – Board and Manager responded to questions from attendees.

7. Adjournment

On Motion: Duly made by Dove Swinsky, second by Gerri Clifton and carried unanimously.

Resolve: To adjourn the meeting at 9:55 p.m.


Prepared by Manager on behalf of Secretary