

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting October 17, 2016 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Rick Vogt at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance and that the notice/postcard was mailed to all owners several weeks in advance, affidavit on file. Directors Gerri Clifton, Chaplain Celerin, 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.

4. Presentation – Mia Small

The Board expected a presentation from Mia Small, but she was not in attendance.

5. Budget Discussion and Vote

The Board reviewed the Proposed 2017 Budget as presented and discussed making several line item changes while holding the assessment amount the same.

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

Resolve: To approve the 2017 Annual Budget, per the discussed changes, with annual assessment held at \$580/lot, collected via payments of \$145/lot/quarter.

6. Committee Reports

Social: Gerri indicates that the Halloween party will be held Saturday, October 29, 2016 from 7p-9p. They will have a photo booth, Halloween movie, prizes for best costumes in various age ranges, snacks, popcorn, juice, water, etc. Committee will begin decorating for party on Sunday, October 23rd and will post flyer on FaceBook and NextDoor sites, with signs posted in community. Committee is also beginning work on Santa visit and related decorations for Christmas.

Keep Brentwood Beautiful: Dove said they will be judging for Halloween decorations on October 20th and will need to view the decorations at night. They also plan to judge holiday decorations turned in by December 15th and judged at night. The committee will resume normal YOM activities in April 2017. Committee is still working to fine tune the process.

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ACC: Dove said the committee had talked about switching to Sherwin Williams colors for possible discount, but Sherwin Williams had failed to respond regarding discount, so committee will stay with PPG colors for now. She has received some feedback on the standards and plans to present a new roofing standards book to ACC at next meeting. There will be lots of good choices in the new book. Meeting date TBD.

7. Business Operations

Pine Forest: Mark presented plans in accordance with homeowners' directive/mandate at last meeting to restore forest only, with no parks or dog parks, etc. Following many discussions with state arborist and forestry suppliers, the recommendation is to focus on the use/installation of bare-root seedlings, with a mix of southern slash pine, maple and sweet gum, etc. Trees would be planted in rows to allow easy access for routine mowing/maintenance. Mark will get contact information for several reliable vendors as recommended by Rob Northrop (state arborist). Selected vendor will prep ground and plant approximately 5,000 trees in a ratio of about 50% pines and the other 50% made up of several types of hardwoods. Per discussions with Rob Northrop and several forestry vendors, irrigation will most likely not be required, at least not long term. Mark will discuss irrigation needs further and make arrangements as needed. The overall cost of planting for this approach should be less than \$5,000.

On Motion: Duly made by Mark Braverman, second by Chaplain Celerin and carried unanimously.
Resolve: To approve reforestation via University of Florida Extension Office recommended planter/vendor, using bare-root seedlings, at a cost not to exceed \$5,000, excluding site preparation and irrigation, which are yet to be determined.

Security Camera Moves: Rick said there are a few cameras that need to be relocated.


On Motion: Duly made by Rick Vogt, second by Mark Braverman and carried unanimously.
Resolve: To approve the JABX proposal to move security cameras as recommended.

8. Other Business

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

9. Adjournment

On Motion: Duly made by Dove Swinsky, second by Gerri Clifton and carried unanimously.
Resolve: To adjourn the meeting at 9:47 p.m.


Prepared by Manager on behalf of Secretary