

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting August 21, 2017 Meeting Minutes

### 1. Call to Order - Certifying of Quorum

The meeting was called to order by President, Dove Swinskey at 7:10 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Tom Leavitt, Rick Vogt, 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 Gerri Clifton, second by Mark Braverman and carried unanimously.

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

**Financial/Management Reports:** Manager presented the financial and management reports and responded to questions from the board members and homeowners. Manager also presented estoppel resolution as prepared and recommended by attorney per recent change in FL Statutes.

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

**Resolve:** To adopt the estoppel resolution as presented.

### 3. Committee Reports

**Newsletter:** Dove reached out to the newsletter volunteer regarding continued interest in assisting with newsletter, but volunteer has not responded.

**Social:** Gerri reported that they now have 10 members on Social Committee. There was plenty of food at the summer party. They had 38 families purchase food tickets and about 160 people participated in the various activities. The committee received many compliments and feedback that the games were fun and there was lots of interaction.

**ACC:** Olin indicated that the committee has been focused on creating standards. He expressed his frustration for what he feels is the Board delaying the approval of standards. Mark offered his feedback and spoke to his own concerns regarding the proposed standards. Mark also voiced his concerns regarding the committee's apparent lack of understanding regarding proper procedures for review of incoming requests and/or implementation of new standards.

**On Motion:** Duly made by Mark Braverman, second by Dove Swinskey and carried by a vote of three (3) in favor and two (2 – Tom/Rick) against.

**Resolve:** To remove Olin Barnett from the Architectural Committee.

### 4. Business Operations

**Monuments Project:** Rick reported that initial drawings had been received and project is on target.

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

**Landscaping:** Board still has some concerns but did agree that things have improved. Board asked that CLM inspect old/deactivated irrigation lines along north side of Dew Bloom, west of Mt. Carmel to determine cost to reactivate. Manager will also ask CLM about trimming of trees in this area, along with removal of dead crepe myrtle along Mr. Carmel, north of Brentwood Hills Blvd., near Cambridge. Board also requested pricing for replacement of 2 dead palm trees at tennis court. Board discussed CLM proposal for removal of ligustrums at amenity entry.

**On Motion:** Duly made by Rick Vogt, second by Gerri Clifton and carried by a vote of four (4) in favor and one (1 – Tom) against.

**Resolve:** To approval CLM proposal for removal of ligustrums at amenity entry area.

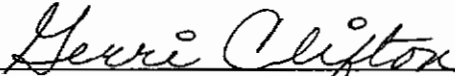
**Fencing Issues:** Board remains concerned with lack of progress on perimeter fence replacement. Manager will pass along the HOA is not happy with quality of work or progress thus far. Board may begin to discuss alternatives for seeking completion of project.

**Forest:** Mark provided forest update. Forest area to be sprayed this week or next, followed by disking and additional treatments. Planting will not occur until next year following first hard frost.

## 5. Adjournment

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

**Resolve:** To adjourn the meeting at 9:30 p.m.



Prepared by Manager on behalf of Secretary