

**Brentwood Hills Homeowner's Association  
Special Board Meeting  
27 August 2018**

Meeting called to order at ~~8~~<sup>7:15</sup>:15 PM by Director, Jim Barber

Directors present: Jim Barber, Olin Barnett, Charles Leo, Paul Pamrow

Noted that ample notice was put out to the community, the President and Secretary have informed the full board of this meeting with five (5) days' notice and the place, date/time, and purpose were announced.

Directors present determine we have a quorum. Jim Barber is the note taker and presider over the meeting.

- **Fence Maintenance (Cleanup):** Members briefly discussed the fence maintenance project and were reminded this was to be performed in mid-October.
- **CLM Mulch Proposal:** Board members discussed CLM's proposal appeared to be higher than necessary. This item is agreed to be discussed during September board meeting with the intent to gather three (3) bids for the project, to be performed in October.
- **Amenity Center Landscaping (Replenish plants by CLM):** Brief discussion.
  - o Motion from Charlie to approve the proposal from CLM. Seconded by Olin. **Vote: 4-0 to approve.**
- **Trimming of Palm Trees (CLM proposal):** As the proposal is over \$2500 the board recognizes a requirement to pursue three (3) project bids.
- **Replacement of Trees in Cambridge Median:** Total of five (5) trees; four (4) in Cambridge median, one (1) on Dew Bloom (Stratford). Three (3) bids have been sought for this project.
  - o Motion from Olin to approve grinding/hole digging (5) proposal from Panorama = \$1000, and Ribbon Palm trees (4) planted at Cambridge with required soil and Washington Palm (1) at Dew Bloom with required soil = \$4650; total \$5650. Seconded by Paul. **Vote: 3-1 to approve.**
  - o Irrigation for new palms: Olin has for action, acquiring information for board consideration.
- **Soccer Field Barrier Replacement:** Discussion regarding condition and purpose of the barriers.
  - o Motion made by Olin to remove the barriers and observe the consequences before immediately replacing. Seconded by Charlie. **Vote: 4-0 to approve.**
- **Closing Board Member Items**
  - o Olin – **Pine Tree Treatments on Valrico Rd**
    - Motion to approve estimate#107563 by Panorama for \$2000. Seconded by Charlie. **Vote: 4-0 to approve.**
  - o Charlie – nothing further
  - o Paul – Expressed concern that there is regular broken glass on the street in front of a particular home. The board discussed what is within our authority to rectify the situation – conclusion is that we appear limited in our response. Seeking further information and recourse.
  - o Jim – Noted our HOA Covenants/Bylaws expire o/a March 2019. We would like to ask the attorney what is the process for 1) an extension of current Covenants/Bylaws, allowing the board adequate time to address and 2) what is the acceptable process for creating/passing new versions?
- **Community Questions/Concerns**

- Question from the community regarding cost, length and transparency of McNeil Management contract.
  - Response: \$75,000 annually, length is year-to-year with citation of termination notice/process, and no specific response regarding posting the contract.
  - One associated comment was brought up regarding the burnt out house and the seemingly excessive time it took McNeil to address. The community was reminded by the board that any action/inaction by McNeil is at the behest of the board.
- **No further business**
  - Olin motion to adjourn. Seconded by Paul. **Vote: 4-0 to approve.**
- **Meeting adjourned at 8:20 PM**

*Genevieve O'Leary*