

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting November 19, 2018 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Tom Leavitt at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Jim Barber, Olin Barnett, Mark Braverman, Charlie Leo and Gerri Clifton were also present. It was determined that a quorum was established. Doug Pinner and Jennifer Conti 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 Mark Braverman and carried unanimously.

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

3. CLM - Landscaping

CLM was asked by the Board of Directors to attend the meeting so that the Board can share their expectations and talk about a few of the issues/items throughout the community. CLM answered questions from the Board as well as from homeowners in attendance. CLM provided status update regarding current irrigation issues and recommended further repairs and/or possible conversion to a 2-wire system. Based on board concerns, CLM will mow the top of the embankment near Lowes and spray out the ditch area to help control weeds/grass.

Board reviewed CLM proposal for irrigation repairs at various zones.

On Motion: Duly made by Mark Braverman, second by Gerri Clifton and defeated by a vote of 3 in favor and 3 against.

Motion Defeated: To approve the CLM proposal for irrigation repairs.

4. Financial/Management Reports

Manager presented the financial and management reports and responded to questions.

Tom presented his recommendations regarding escalating additional lots for legal enforcement. Tom will email list of recommended units to Manager.

On Motion: Duly made by Gerri Clifton, second by Olin Barnett and carried by a vote of 5 in favor and 1 against.

Resolve: To proceed with legal enforcement action on the list of units as provided by Tom.

5. Committee Reports

Social: Gerri provided an update on the Christmas decorations and stated the committee will be filling goodie bags for Santa Event on December 15th.

ACC: Olin said everything is going well and running smoothly.

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6. Business Operations

Monuments: Tom provided an update on monuments. There will be a new electric meter installed for the monument at the West side monument near Wells Road. The existing meter was setup for the east side monument.

Insurance: Manager presented the adjusted insurance premium amounts based on Board request to have ALL new amenity elements, equipment, electronics, property, etc. included as part of the property coverage. Jim asked that additional bids be gathered, directly from insurers rather than going through agent. Manager explained that insurers will most likely only make their commercial products available through an insurance broker/agent. Manager will contact current carriers to ask if they can provide quotes directly. Jim will provide Manager with list of any additional insurance companies he would like to be contacted for comparison. Board will bless final listing before bids are sought.

MRTA: Marketable Title Action to extend the Declaration as described by Florida Statute 712.06(1)(b). Per the HOA attorney, the original Declaration is scheduled to expire in March 2019. Therefore, the attorney prepared the necessary documents to extend the Declaration for another 30 years.

On Motion: Duly made by Mark Braverman, second by Gerri Clifton and carried by a vote of 5 in favor and 1 against.

Resolve: To approve and sign the Statement of Marketable Title Action as provided by the attorney for the purpose of keeping the Association in a position of enforcement by extending the Declaration for thirty (30) additional years.

Old Radar Signs: Olin mentioned that he would like to attempt to find someone interested in purchasing the radar/speed signs that had been previously installed along Mt. Carmel Rd and Brentwood Hills Blvd. He will do some research and alert the board regarding what he finds.

Laptop: Olin discussed the advantages for having a laptop provided by the HOA for his use, citing the Architectural Meetings as an example.

On Motion: Duly made by Olin Barnett, second by Charlie Leo and defeated by a vote of 3 in favor and 3 against.

Motion Defeated: For HOA to purchase a laptop for Olin.

Irrigation vendor: Olin discussed the possibility of finding a vendor to do all irrigation work, separate from the CLM contract.

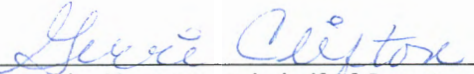
On Motion: Duly made by Olin Barnett, second by Charlie Leo and defeated by a vote of 2 in favor and 4 against.

Motion Defeated: Search for an irrigation maintenance contractor, separate from CLM, to handle the irrigation system maintenance for the Association.

7. Adjournment

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

Resolve: To adjourn the meeting at 9:39 p.m.


Prepared by Manager on behalf of Secretary