

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting May 23, 2019 Meeting Minutes

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

The meeting was called to order by Jim Barber at 7:00 p.m. It was confirmed that the meeting notice was posted Monday, May 20, as the original meeting date was cancelled and rescheduled. Directors Olin Barnett, Charlie Leo, Paul Pamrow and Mark Braverman were also present. It was determined that a quorum was established. Pamela and Doug Pinner represented McNeil Management. Director Tom Leavitt arrived several minutes after the meeting began.

### 2. Approval of Minutes

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

**On Motion:** Duly made by Mark Braverman, second by Paul Pamrow and carried unanimously.

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

### 3. Guest Speaker Presentations:

**Irrigation:** Ray Arneson with Second Irrigation Services provided update on progress of repairs.

**Landscaping:** Tony Padgett with Panorama Tree Care provided update on landscape activities.

**Realty Advisory Group:** Lisa Perez, representing realtors within the community indicated areas recommended for improvement are: enforcement of front yard maintenance, resurface roads, paint/replace mailboxes, replace forest trees with larger specimens and place a cap on rentals.

### 4. Reports of Officers/Committees:

**Budget:** Treasurer Charlie Leo had no comment regarding reports. Manager presented financial reports.

**ACC:** Chairperson Olin Barnett stated the committee has the power and authority to govern changes/improvements on each lot. He has concern about standards being lowered and rules being changed.

**Social:** Jim Barber indicated a meeting will be held Friday, May 24, at 2:15 pm. In addition to current children's activities, the committee would like to expand community events for adults.

### 5. Unfinished Business:

**Irrigation Contract:** Discussion that Second Irrigation Services has received the Association's proposed irrigation contract and is having it reviewed by vendor's legal counsel.

**On Motion:** Duly made by Charlie Leo, second by Mark Braverman and carried unanimously.

**Resolve:** To approve current version of association proposed contract, current under vendor review.

### 6. New Business:

**Fill Board Vacancy:** Three homeowners indicated their interest in serving and briefly addressed the floor and responded to questions from the board members. The board voted by secret ballot, manager tallied the votes and confirmed that Marsha Riddle had received the majority of votes and was thereby appointed.

**On Motion:** Duly made by Paul Pamrow, second by Olin Barnett and carried unanimously.

**Resolve:** To appoint an association member to fill the board vacancy.

### Affirm Board Protocol in Adherence with Robert's Rules:

**On Motion:** Duly made by Mark Braverman, second by Charlie Leo and carried with six in favor and one opposed.

**Resolve:** To affirm Board's desire to follow By-Laws with regard to Robert's Rules of Order.

### Reserve Budget Cap:

**On Motion:** Duly made by Mark Braverman, second by Paul Pamrow and defeated with two in favor, four opposed and one abstaining vote.

**Motion Defeated:** To maintain no more than a \$100,000 reserve surplus based on the reserve projection with appropriate adjustments for timing differences in budget vs. actual.

**Allow Bill Payment by Treasurer and President:** No motion brought to the floor.

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## **Basketball Court:**

**On Motion:** Duly made by Charlie Leo, second by Paul Pamrow and carried with four in favor and three opposed.

**Resolve:** To add a full basketball court at an expense of \$40,000 to \$60,000, not to exceed \$60,000.

**Explore Potential Gradual Replacement of Legal Counsel:** No motion brought to the floor.

## **Implement First Fridays (Trivia and Bingo):**

**On Motion:** Duly made by Charlie Leo, second by Paul Pamrow.

**Motion Later Amended:** To implement "First Friday" at the Brentwood Hills Clubhouse with alternating events each first Friday of the month between Trivia Night and Bingo Night.

**Upon further discussion, the original motion was amended as follows:**

**On Motion:** Duly amended and made by Charlie Leo, second by Paul Pamrow and carried unanimously.

**Resolve:** To implement "First Friday" at the Brentwood Hills Clubhouse with a Trivia Night event on the first Friday of each month beginning June 7 while awaiting a legal review regarding any state requirements or regulations regarding Bingo.

## **Implement Friday Food Truck:**

**On Motion:** Duly made by Paul Pamrow, second by Charlie Leo and defeated with three in favor and four opposed.

**Motion Defeated:** To implement a "Friday Food Truck" by permitting one food truck to park in the Brentwood Hills Clubhouse parking lot from 4:30 to 7:30 each Friday evening.

**Explore Camp Gladiator:** No motion brought to the floor.

## **Work with Legal Counsel to Cap Rental Percentage in Association:**

**On Motion:** Duly made by Mark Braverman, second by Charlie Leo and carried with six in favor and one abstaining vote.

**Resolve:** To explore legally modifying the Covenants to limit the likelihood of additional rentals.

**Live-Stream Board Meetings over Facebook:** No motion brought to the floor.

## **Recruit Local Vendors to Buy Advertisement Space in our Newsletter:**

**On Motion:** Duly made by Paul Pamrow, second by Mark Braverman and carried with four in favor and three opposed.

**Resolve:** To permit local vendor advertisement in monthly newsletter.

**Conduct Brentwood Hills 30<sup>th</sup> Birthday Bash/Sports Day:** No motion brought to the floor.

## **Explore Complete Replacement of Valrico-side Community Signs:**

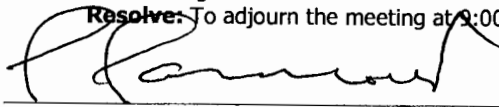
**On Motion:** Duly made by Mark Braverman, second by Charlie Leo and carried with six in favor and one opposed.

**Resolve:** To approve \$470 expenditure to fully renovate interior entrance signs on Valrico side of Brentwood Hills, thus allowing the board 18 months to explore companies and bids for replacement.

## **7. Adjournment**

**On Motion:** Duly made by Mark Braverman, second by Marsha Riddle and carried with four in favor and 3 abstaining votes.

**Resolve:** To adjourn the meeting at 9:00 p.m.

  
Prepared by Manager on behalf of Secretary