



BRENTWOOD HILLS NEWSLETTER AUGUST 2019

YOU CAN FIND REGULAR UPDATES REGARDING OUR COMMUNITY AT WWW.MYBHHA.COM AND
 "MY BRENTWOOD HILLS NEIGHBORHOOD PAGE" ON FACEBOOK
 (<https://www.facebook.com/groups/1968569043429678/>)

MESSAGE FROM THE BOARD

The board's goal is to create a safe, enjoyable living environment while simultaneously striving to maintain and even raise the home values of our members. The board invites all members and residents to attend the monthly board meetings, regularly held the third Monday of each month, 7 PM, at the community center. The August meeting will be Monday, 19 August. The board President and possibly other board members will be present 6:30-7:00, prior to official meeting, to listen to community concerns and address any questions.

COMMUNITY PROJECT UPDATES

COMMUNITY FENCE

We are working with the various responsible fencing companies to have our community fence repaired, as necessary. Minor challenges have been getting replacement parts that match the existing fence.

EAST MONUMENTS

The interior entrance monuments on the east side of S Mt. Carmel are being considered for upgrades. One challenge we have encountered is that the existing monuments were apparently never permitted by the developer with the county. As creating new monuments, particularly consistent in style with others in BH would not receive permitting, we are exploring alternate options.

FIRST FRIDAYS

On the First Friday of each month the community hosts a family-friendly event at the community center. This event alternates monthly with TRIVIA and BINGO. Valuable prizes are awarded, at no cost to the HOA. The First Friday event in August is **Trivia! 2 August, 7 PM.**

FRIDAY NIGHT MOVIES

Friday Night Movies at the community center on the 2nd and 4th Friday of each month. Please look on our social media and Web pages for updates.

COMMUNITY BUSINESS ADS

We invite community and local businesses to advertise their quality services here in our newsletter. We would like to emphasize those small businesses of owners who reside in our community. If interested, please send a note to bhstaff0@gmail.com

HOA MEETING DRAFT AGENDA - AUGUST

The August DRAFT items are: Report from Committee to Update Governing Documents; Improvement of BH Park Network – **Dog Park**; Small Concession Vendor at Pool; Horse Shoe/Bocce Ball/Shuffle Board Area; Move Volleyball to Athletic Field/Create Sand Volleyball.

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COMMITTEE UPDATES		OTHER NEWS
<p>SOCIAL COMMITTEE</p> <p>The Social Committee is calling on volunteers to help in the planning of community events. It is not necessary that you assist in the execution of those events. For example, if you have children and would like to participate in child-related activities, then only assist in the planning – we'll take care of the execution.</p> <p>Movie Night – 2nd and 4th Friday!</p> <p>ARCHITECTURAL COMMITTEE</p> <p>Helpful Tips: DIY - Removing stains from your driveway: https://www.allstate.com/blog/how-to-remove-oil-from-driveway/</p> <p>Reminder: Before doing any external color changes to your home, consult color guide.</p> <p>New Roofs: Residents may now change their roof materials between tile/shingle. An update to ACC guidelines is coming soon.</p>	<p>2019 SOCIAL CALENDAR</p> <p>10/31 - Halloween Party 12/15 - Santa Visit</p> <p>FIRST FRIDAYS!</p> <p>Our next event will be TRIVIA, Aug 2. We will have BINGO! on Sep 6. The fans will be on to cool things off and we'll have the popcorn. You bring the family and/or a neighbor, a beverage (not in a glass container), and a winning attitude!</p> <p>Both events start at 7 PM and last no more than two hours. These are free fun, community-oriented events. Valuable prizes donated by local vendors.</p> <p>UPDATE HOA DOCUMENTS</p> <p>This committee will provide an initial report of findings and recommendations to the community during the August HOA meeting.</p>	<p>Committee to Update Governing Documents – Working with our legal counsel and in accordance with all requirements regarding proper notice and passage of modifications, we have convened a committee to update our HOA governing documents, some more than 20 years old. We invite any interested association members to participate in this process. If interested, please send an email to bhhoabod@gmail.com</p> <p>Pool Guidelines – Working with the pool staff, we have updated the community requirements for reserving areas of the community center/pool. We hope these guidelines offer a more flexible experience with our amenities. Please see new guidelines attached to this newsletter.</p> <p>Community Security – The community has recently experienced a rash of security-related issues. The overwhelming offenders related to these issues are from outside our community. Please remember, DO NOT allow those without an access card to follow you into the pool.</p>
<p>SUMMER POOL INFORMATION</p> <p>Summer Pool Hours: 8 AM – 10 PM daily. Pool staff on site 10 AM – 10 PM daily. Jul 29-Aug 2, Swim safety classes for children 3-14. Register with pool staff. Please be courteous with the pool staff and they will reciprocate.</p>		

The following vendors sponsor our community:



RE/MAX
REALTY UNLIMITED
CARINA BARBER
813.990.9933
Your BH REALTOR!



FLORIDA EXECUTIVE REALTY
CHRISTINE HENSLEY
REALTOR
& Brentwood Hills Resident
813.503.7732

Ilene R. Schwartz, Realtor
813-625-2942
22 years BWH Resident
20 years in Real Estate
Buying or Selling—I can help
Free Home Valuation—Just Call




meineke
car care center

606 E. Brandon Blvd
(813) 445-8460

SECond Irrigation & Lighting
Services
Ray Arneson

Sprinkler and Lighting Repair

(813) 317-4200



Green Star Realty, Inc. Call Today!
Elena D. Chinea-Ivani
PSA | AHWD | Real Estate Associate
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FB/GreenStarRealty
LeviStubbsRealEstate.com
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CALENDAR OF EVENTS –August/September 2019 (Events start at 7 PM, Community Center – unless otherwise indicated)

August 2019						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
			1	2 FIRST FRIDAY – TRIVIA! FREE!	3	4
5	6	7	8	9 Friday Movie Night	10	11
12	13	14	15	16	17	18
19 BH HOA Board Meeting	20	21	22 BH HOA ACC/Social Committee Meetings	23 Friday Movie Night	24	25
26	27	28	29	30	31	

September 2019						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2	3	4	5	6 FIRST FRIDAY – BINGO! FREE!	7	8
9	10	11	12	13 Friday Movie Night	14	15
16 BH HOA Board Meeting	17	18	19 BH HOA ACC/Social Committee Meetings	20	21	22
23	24	25	26	27 Friday Night Movie	28	29
30						

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Please see below **DRAFT, unapproved, unofficial** meeting minutes from July meeting:

Board of Directors Meeting July 15, 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 timely meeting notice occurred. Directors Marsha Riddle, Tom Leavitt, 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.

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 Presentation: Irrigation Repair: Ray Arneson, Second Irrigation, spoke regarding the repairs to the irrigation system to date and the approximate 30% remaining to be repaired. It was determined the 5 zones at the soccer field will not be repaired.

On Motion: Duly made by Olin Barnett, second by Charlie Leo and defeated with three in favor and four opposed. Motion Defeated: To move ahead with irrigation repairs.

On Motion: Duly made by Mark Braverman, second by Paul Pamrow and defeated with two in favor, five opposed. Motion Defeated: To allow Second Irrigation to complete zones currently in progress and bill accordingly, then for the board to seek an independent inspector to review work thus far and price remaining work.

On Motion: Duly made by Olin Barnett, second by Marsha Riddle and carried with six in favor and one opposed. Resolve: To move ahead with irrigation repairs at a total not to exceed \$45,000 with situation reports every two weeks or as emergency dictates.

On Motion: Duly made by Mark Braverman with no second. Motion Failed: Request attorney review of approval process for irrigation refurbishment completed thus far to determine compliance with purchasing policy and recommend actions if/as appropriate.

4. Reports of Officers/Committees: Social: Jim Barber gave brief update on social activities. Requesting volunteers to assist with annual party. Obtaining gift cards from newsletter advertisers, food truck vendor, etc. to use as prizes for social events.

ACC: Charlie Leo presented his recommendation to implement a yard of the quarter program to promote improvements in lawn maintenance.

On Motion: Duly made by Charlie Leo, second Paul Pamrow and defeated with a vote three in favor and four opposed. Motion Defeated: To approve yard of the quarter program with \$25 Amazon gift card prize.

On Motion: Duly made by Charlie Leo, second by Mark Braverman and carried four in favor and three opposed. Resolve: To approve new candidates for ACC by allowing ACC to propose three new members from five available candidates and recommend to board for approval via email.

Budget/Financials: Manager presented financial information and responded to questions from board members and homeowners. Manager explained insurance appraisal process and provided quotes for board review. Manager will obtain worker's comp insurance quote prior to next meeting.

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On Motion: Duly made by Mark Braverman, second by Tom Leavitt and carried unanimously. Resolve: To approve the FPAT, LLC \$800 insurance appraisal proposal.

On Motion: Duly made by Charlie Leo, second by Olin Barnett and carried six in favor, one abstain. Resolve: To approve payment of Accurate Drilling invoice for refurbishment of variable speed regulator at irrigation well pump.

On Motion: Duly made by Charlie Leo, second by Paul Pamrow and carried five in favor, one opposed, one abstaining vote. Resolve: To approve payment of Second Irrigation invoices as presented.

Governing Documents Update: President formed committee to review documents as approved by Board at previous meeting. Committee members are Adrienne Vining, Dave Hodges and James Barber. The committee is working on a draft document for recommendations and attorney review. The committee is aware of constraints regarding document updates, notice requirement and voting by the community.

5. Unfinished Business: Furniture Update: Nothing addressed.

6. New Business: Public allegations of misconduct at board meeting last month. Board clarified that allegations were not referring to Charlie Leo. No action taken.

7. Adjournment:

On Motion: Duly made by Mark Braverman, second by Tom Leavitt and carried six in favor, one opposed. Resolve: To adjourn the meeting at 9:04 p.m.

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Note – This update is to best serve our community.

APPLICATION FOR PARTY RESERVATION BRENTWOOD HILLS SWIM AND TENNIS CLUB

I, _____ (Requestor) as a unit owner/renter in Brentwood Hills, request the use of the Swim & Tennis Club(Facility).

Date: _____ Number attending: _____ (Not to exceed 35)

Select Time Period:

- 10 pm closing: () 10 am - 1 pm () 2 pm - 5 pm () 6 pm - 9 pm
- 8 pm closing: () 12 pm - 3 pm () 4 pm - 7 pm
- 6 pm closing: () 10 am - 1 pm () 2 pm - 5 pm

Area:

- () East Pavilion () West Pavilion () North Pavilion () Playground
() Grill Area (15 guest max) () East pavilion with Grill area

Purpose: _____

Homeowners Association Fees must be up-to-date to use the facility and any member not in good standing may be denied at the discretion of the Board Of Directors. I agree to abide by the Brentwood Hills Recreational Facility rules (dated 2006 or as further revised) as well as, the regulations set forth below:

1. This reservation is granted to **NO MORE THAN 35 PEOPLE** in total (this includes residents and guests). **NO MORE THAN 15** people for the grill area; and **ALL** guests in grill area **MUST BE 18 OR OLDER!**
2. I agree to pay **\$100.00** deposit for pavilion rentals and **\$125.00** for pavilion and grill rentals or **\$25.00** for grill only rentals. Payment is made via check or Money order, payable to Brentwood Hills HOA INC. Payment must be from the property owner or member of the association and **CANNOT** come from a 3rd party (one not a BH Association Member). The deposit must be received at the time of the reservation and must accompany the form for the reservation before an event maybe scheduled.
3. **Deposits are cleared for pick up the next business day after the party. The deposit will be refunded if the following is meet:**
 - The party area is left clean
 - No damage has occurred
 - Trash has been taken out (from your party only)
 - You have cleaned up and are out of area by assigned time, as applicable.
 - All rules have been followed.

In the event that these conditions are not met the entire deposit or a portion of the deposit may be retained to cover cleanup and repair costs. An additional assessment may be incurred by the Requestor should the deposit not be sufficient to cover the costs incurred by the Association.

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4. The requestor and all guests agree to indemnify and hold harmless the Association, employees, directors, management company and or contractors for any injuries, damages or other inconveniences caused in the course of using the Facility for their event.
5. **NO GLASS OF ANY TYPE IS PERMITTED!! IF YOU BRING IT INTO THE FACILITY YOU WILL BE ASKED TO LEAVE AND YOUR DEPOSIT WILL BE HELD. NO SMOKING INSIDE FACILITY IF CAUGHT YOU WILL BE ASKED TO LEAVE AND YOUR DEPOSIT WILL BE HELD.** Both violations will also have cause to have your key disabled for a period of time determined by the HOA President.
6. All participants will obey the instructions of the **BH Pool Staff** at **ALL** times and show respect for the staff and others at the facility and agree to obey all county, state and federal ordinances pertaining to weather or any other occurrences.
7. The Association assumes no liability or responsibility related to the consumption of alcoholic beverages at the Facility. Any injuries or damages that arise from the consumption of alcoholic beverages on Association owned property is the responsibility of the requestor.
8. Pool chairs and lounges are not to be moved and used for the reserved party arrangement. Any tables in the reserved area moved for the purpose of the event must be placed back in the arranged order as arranged prior to the reservation.
9. **You must be fully cleaned and your party moving out by the "out time" ex: 1pm/ 5pm/ 9pm/ 3pm/ 7pm. There will NOT be over lapse time to cleanup. You may, after cleanup, have your regularly permitted number of non-resident guests (up to 6) remain.**
10. The requestor agrees to make way for follow-on reservations, as applicable. In the case of a follow-on reservation immediately following that of the requestor (within one hour), the requestor agrees to be out of the area within one hour of reserved follow-on party. In the case there is no follow-on party, the requestor may remain in the area but must consolidate their tables to make way for another member use, as appropriate. In the case of a follow-on reservation, the requestor may use other vacant areas of the community center in accordance with the standing rules of the association.
11. Grill area: Staff must unlock grills and turn gas on; Requestor is responsible for removing trash and cleaning of grill/ grills when done cooking. No grill furniture may be removed from the area at any time. No other grills are permitted. **NO ONE UNDER 18 AT ANYTIME IS PERMITTED IN THIS AREA NO EXCUSES. YOUR CARD WILL BE DISABLED AND YOU WILL BE ASKED TO LEAVE.** Furthermore, the grill area will be **CLOSED** at **9pm** sharp no one will be permitted in this area past this time.
12. If anyone from your party makes a mess in the restrooms (ex: water and bubbles all over floor) or in any other common area, you will be responsible for the cleanup of such mess.
13. The requestor **MUST** be present for the **ENTIRE** duration of the party. You are not permitted to give your key to another family member and have them come in before you arrive. If Someone other than you will be here to set up before you arrive, we must have their name and you assume all responsibility of this person. But the requestor must be here for the duration of the party, if this person is not here your card may be disabled for a duration of time.
14. The requestor will be granted ½ hour before to set up, provided there is not a party immediately prior to your reservation. You **MUST** be cleaned and cleared at your party **END** time.

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I have read and agree to all the terms set forth in this application for reservation of Brentwood Hills Swim & Tennis Club. I have initialed all pages stating I have read the terms and conditions. By completing and signing the form below I state I have agreed to all terms and will obey such terms or my deposit may be withheld and my facility member pass may be disabled. Furthermore, my future party privileges may also be revoked if such occurrences happen more than once. I understand that violations may be cause of action by the Association.

Member's Signature: _____ Date: _____

Address: _____

Phone: _____ E-mail: _____

For Staff Use:

Staff Acceptance:

Initials: _____ Date _____ Time: _____

Placed on event calendar? (YES) (NO) Proper Deposit attached? (YES) (NO)

05/09/2016 RE-VISED 07/19/2019

****PARTY MUST CHECK IN WITH STAFF UPON ARRIVAL TO FACILITY****