

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting October 21, 2019 Meeting Minutes

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

The meeting was called to order by Jim Barber at 7:04 p.m. It was confirmed that timely meeting notice occurred and the affidavit of mailing was presented. Directors Marsha Riddle, Olin Barnett, Mark Braverman, Charlie Leo, Paul Pamrow, Adam Crawford, Dave Hodges and Laura Pekarek were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management.

**On Motion:** Duly made by Dave Hodges, second by Mark Braverman and carried 7 in favor, 2 opposed.

**Resolve:** Due to public claims that the board is operating illegally, Dan Pilka, an HOA attorney, will address these allegations prior to budget discussion at a cost not to exceed \$750, inclusive of his preparation time and meeting attendance.

Dan Pilka responded to the email and questions from Denise Stearns and addressed concerns regarding funding of capital improvements. He explained differences in F.S. between Condo vs. HOA law and referred to language in Brentwood Hills Declaration that provides flexibility for Association expenditures. He explained language and general allowances regarding ability to spend funds from operating budget/funds. He confirmed that no membership vote is required to approve additional amenity, unless special assessment is to be levied for an amount over \$10,000. Mr. Pilka answered additional questions from other owners in attendance.

### 2. Approval of Minutes

**On Motion:** Duly made by Dave Hodges, second by Adam Crawford and carried unanimously.

**Resolve:** To waive reading and approve the minutes from prior meetings as presented by manager.

### 3. Reports of Officers/Committees:

**Social:** Halloween party Saturday, October 26 including a haunted house.

**ACC:** Eighteen requests have been reviewed since last meeting, in about 3 days on average.

**Budget/Financials:** Manager presented financials and responded to questions.

**Governing Documents Update:** Jim thanked committee for efforts. Documents have been recorded and will be distributed to all owners via USPS mail, per F.S.

**Grants:** No updates as awaiting county response.

### 4. Unfinished Business:

None at this time.

### 5. New Business:

**Trees:** Removal/replacement. Explained bidding Nature Coast will sub the work out to Panorama.

**On Motion:** Duly made by Mark Braverman, second by Adam Crawford and carried unanimously.

**Resolve:** To approve up to \$2,200 for tree work.

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Website:

**On Motion:** Duly made by Adam Crawford, second by Charlie Leo and carried 7 in favor with 2 abstentions.

**Resolve:** To approve a re-design of the Association website.

**2020 Budget:** Jim presented information about savings on staffing contract to help pay for dog park and basketball court in 2020. Board then discussed the various budget categories and the adjustments made, while keeping the overall assessment amount at the same level as in 2019.

**On Motion:** Duly made by Mark Braverman, second by Dave Hodges and carried unanimously.

**Resolve:** To approve the set of budgeted lines considered administrative items.

**On Motion:** Duly made by Dave Hodges, second by Adam Crawford and carried unanimously.

**Resolve:** To approve the set of budgeted lines considered negligible deviations.

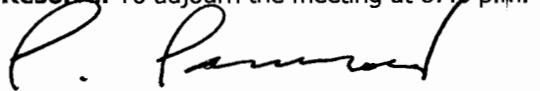
**On Motion:** Duly made by Laura Pekarek, second by Adam Crawford and carried 7 in favor and 2 against.

**Resolve:** To approve the set of budgeted lines considered as additional items.

## 6. Adjournment:

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

**Resolve:** To adjourn the meeting at 8:46 p.m.



Prepared by Manager on behalf of Secretary