

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 20, 2020 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, Olin Barnett, Laura Pekarek, Adam Crawford, Paul Pamrow and Dave Hodges were also present. It was determined that a quorum was established. Doug and Pamela Pinner represented McNeil Management.

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 as presented by manager.

3. Reports of Officers/Committees:

Social: Jim Barber indicated how successful the Halloween and Christmas parties had been. There may be a super bowl chili cook-off with notice prior to February 1. The Easter Egg Hunt is scheduled the morning of April 11 with a party immediately following including a band, food and games.

ACC: The committee is caught up on requests. Guideline updates as well as color palette changes will be presented to the board soon -- targeting completion to coincide with annual membership meeting notice. A 7th committee member is being voted on this week to present to the board for final approval.

Budget/Financials: Manager presented financials and responded to questions. Board requested copy of routine monthly invoice from Nature Coast be emailed to them for review. Olin Barnett has concerns about the weeds and underbrush as well as an irrigation invoice paid in December 2019.

Grants: Paul Pamrow stated the mini-grant and the tree grant had been approved. He indicated it was a team effort and thanked those involved for their assistance. There is a follow-up meeting with the County next Monday regarding details and after-action items.

4. Unfinished Business:

Landscape Update: During February 25,000 square feet of sod should be installed. The weekend of February 8-9, owner can take poinsettias, and new annuals will be installed. Jim restated that some of the neighborhood signage will be painted and re-landscaped only as it cannot be replaced due to permitting challenges.

Power Washing: The pool area cleaning was completed by volunteers prior to the holiday events. The entire area will be professionally power washed prior to spring.

Grass Parking Policy: It will be further defined shortly. Marsha requested a reminder be placed in the next newsletter for owners not to block sidewalks when parking vehicles in driveways.

5. New Business:

In-home Business Policy: Board would like to define these words and enforce as violation.

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

Resolve: Approve drafting and legal review of in-home business policy letter that further defines without contradicting the Declaration.

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Petition Requirements for Recall:

On Motion: Duly made by Dave Hodges, second by Paul Pamrow and carried with 6 in favor and 2 opposed.

Resolve: Proposed 52 separate members' signatures to have resources allocated to prevent frivolous requests.

Irrigation Approval:

On Motion: Duly made by Dave Hodges, second by Laura Pekarek, carried 7 in favor 1 opposed.

Resolve: To allocate ceiling of \$600 for Second Irrigation to perform exploration and potential solution that may preclude the requirement for a new well to be drilled at forest area.

Legal Representation:

On Motion: Duly made by Dave Hodges, second by Paul Pamrow, carried 6 in favor 2 opposed.

Resolve: To use Pilka & Associates as the primary legal representation, operating within the current 2020 budget.

Food Truck Fridays:

On Motion: Duly made by Dave Hodges, second by Adam Crawford, carried 7 in favor 1 opposed.

Resolve: To permit a single food truck on First Fridays to be parked on Brentwood premises in accordance with previously provided legal guidance.

Pool Food Vendor:

On Motion: Duly made by Dave Hodges, second by Adam Crawford, carried 7 in favor 1 opposed.

Resolve: To explore pool food vendor concession stand during high season with proposal and cost estimates adhering to all local government requirements.

Entrance Renovation:

On Motion: Duly made by Charlie Leo, second by Dave Hodges, carried 6 in favor 1 opposed (as Marsha had stepped away from meeting temporarily).

Resolve: To allow a cap of \$550 for renovating the interior entrance space of the community center.

IT Services Contract:

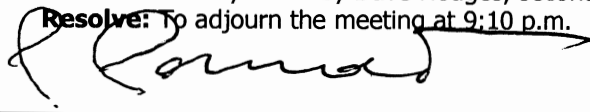
On Motion: Duly made by Paul Pamrow, second by Laura Pekarek, carried unanimously.

Resolve: To switch from JABX to DataCorps and approve DataCorps system upgrade proposal pending homeowner Shelby Foister's IT review, as he has technical knowledge.

6. Adjournment: The next monthly board meeting is scheduled for February 17, 2020.

On Motion: Duly made by Dave Hodges, second by Charlie Leo and carried unanimously.

Resolve: To adjourn the meeting at 9:10 p.m.


Prepared by Manager on behalf of Secretary