



BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

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 February meeting will be Monday, 17 February. The board President and possibly other board members will be present 6:30-7:00, prior to official meeting, to hear community concerns, addressing any questions.

COMMUNITY PROJECT UPDATES

GRANTS

The board has been successful in acquiring the following grants from Hillsborough County: Neighborhood Mini-Grant - \$5,000; Tree Grant - \$2,500; and Low-Volume Irrigation Grant - \$2,500. More information herein regarding how those funds are being allocated.

COMMUNITY FIELD

The tennis court resurfacing, basketball court construction, establishment of dog park, and bocce ball/horseshoe creation is to be completed no later than 20 March. Each amenity will include rules (similar to tennis and pool rules) and be under video surveillance. The dog park will be access controlled, similar to community center gate.

FIRST FRIDAYS

First Friday is back in 2020! The First Friday event in February is **Bingo! 7 February, 7 PM**. Come out, meet your neighbors, have some fun and free popcorn, and take a free chance to win valuable prizes. If you're real lucky you'll get to take on someone in rock, paper, scissors!

FRIDAY NIGHT MOVIES

Friday Night Movies are also back in April 2020. We will have movies at the community center on the 2nd and 4th Friday of each month. Please see updates on our Facebook and Web pages.

FRIDAY FOOD TRUCK

We will be allowing a food truck on our premises (community center parking lot), starting with First Fridays (7 Feb). We will see how that goes, assess, and consider eliminating or expanding, based on demand.

HOA MEETING DRAFT AGENDA - FEBRUARY

The February DRAFT items are: Sherriff Liaison Officer presentation;

BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

COMMITTEE UPDATES		OTHER NEWS
<p>SOCIAL COMMITTEE</p> <p>The Social Committee meets the first Thursday after the monthly BOD meeting, 7 PM, at the pool. In 2019 the Social Committee was pleased with the outcome of the Halloween and Christmas parties, as well as the Christmas market. The committee looks to build on those successes in 2020 and bring more enjoyment to the community.</p> <p>The next big events are the Easter Egg Hunt, 11 April, 9:00-9:30 AM and the Annual Community Celebration, 11 April, 10:00 AM – 9:00 PM, with many fun activities. See pg 8</p> <p>2020 SOCIAL CALENDAR</p> <p>4/4 – Yard Sale/Market 4/11 – Easter Egg Hunt 4/11 – Annual Community Party 10/24 – Halloween Party 12/12 – Christmas Party</p> <p>Community Yard Sale and Market, 4 April, 8 AM – 1 PM. Please be conscious that trash pick-up is now on Saturdays.</p>	<p>ARCHITECTURAL COMMITTEE</p> <p>The Architectural Control Committee (ACC) meets the first Thursday after the monthly BOD meeting, 7 PM, at the pool.</p> <p>Helpful Tips: Cleaning your roof is a cost-savings approach to extend the life of your roof.</p> <p>Reminder: Before doing any external changes to your home, consult the ACC guidelines.</p> <p>Private Wood Fences: Private wood fences should maintain a presentable appearance. Any fences that are old, warped, missing slats in appearance ought to be replaced. Off color fences are also impermissible.</p> <p>We are working to get a County grant for bulk trash – large containers, so residents can easily discard old fences any other bulk items.</p>	<p>Annual Meeting/Director Elections – There will be an annual Association Members Meeting, 16 March, 7 PM, Community Center. Please remember the current board has ensured the community's voice takes the day, lowering the quorum requirement to 10% of association membership (104). Members are not required to be present to count towards a quorum – as they may proxy to a fellow member.</p> <p>Director Recall – The community has petitioned for a recall for cause of Director Olin Barnett. This will be on the ballot during the annual membership meeting.</p> <p>Community Spirit – Over the last weeks we've had a house fire resulting in significant damage. A fellow neighbor has initiated a donation drive – see our Facebook page.</p> <p>Another neighbor encountered teens harassing passersby and cars with fireworks and intimidation. Keeping a safe distance she alerted police. Thank you to both neighbors!</p> <p>Pool Vendor – Please see request for proposals on pg 7 of this document.</p>
<p>WINTER POOL INFORMATION</p> <p>Winter Pool Hours: Su-Th, 8AM-6PM; Fr-Sa: 8AM-7PM The office will be staffed at least Noon-6PM each day.</p>		

The following vendors sponsor our community:



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




Bloom
 Salon & Spa
 Publix Shopping Plaza
 (813) 681-8020



Elena D. Chinea-Ivani
 PSA | AHWD | Real Estate Associate
347.524.9674
 FB/GreenStarRealty
 LeviStubbsRealEstate.com
ELENAVIPHOMES@GMAIL.COM




meineke
 car care center
 606 E. Brandon Blvd
 (813) 445-8460



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




SECond
 Irrigation
 813-317-4200
 SecondIrrigation.com

If you would like to have your company advertised here, send an email to bhhoabod@gmail.com

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BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

CALENDAR OF EVENTS –Feb/Mar 2020 (All events start at 7 PM, Community Center – unless otherwise indicated)

February 2020						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
					1	2
3	4	5	6	7 FIRST FRIDAY – Bingo! FREE! Friday Food Truck	8	9
10	11	12	13	14	15	16
17 BH HOA Board Meeting	18	19	20 BH HOA ACC/Social Committee Meetings	21	22	23
24	25	26	27	28	29	

March 2020						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2	3	4	5	6 First Friday – Trivia! Friday Food Truck	7	8
9	10	11	12	13	14	15
16 Annual Association Members Meeting	17	18	19 BH HOA ACC/Social Committee Meetings	20	21	22
23	24	25	26	27	28	29
30	31					

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BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

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

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.

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.

BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

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.

All other board meeting minutes can be found here: <http://www.mybhhoa.com/board.cfm>

ADDITIONAL INFORMATION

BH Landscaping Update/Timeline

Much of the following will be accomplished during the month of February, with irrigation now in place and looking forward to the rainy season:

- Interior Monuments and Community Center Entrance (exterior): new colors and foliage - done
- BH Blvd/S. Mt Carmel median: stumps grinded, dilapidated bushes pulled, now foliage placed - done
- Poinsettias replaced with seasonal flowers at all main entrance monuments and community center intersection
- Sod replacement: We will be marking out 10,000sf for sod replacement in February

Our vendor, Nature Coast, is operating within the terms of the contract and doing a good job for us. The irrigation system is now fully rehabilitated and we can move into larger community improvements; all within budget.

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BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

Bulk Trash

Bulk trash is not to be placed outside on any lot. This includes any furniture or other items, beyond regular trash pick-up, at the end of driveways.

Poinsettias

Members may take a few poinsettias each from the applicable community areas (main entrance monuments, community center intersection) on 8-9 Feb (please not before).

Cultural Exchanges

Recognizing the very diverse nature of our community, we would like to initiate periodic cultural exchanges at the community center. Perhaps each culture may wish to band together to present their foods and customs so we all may become a lot more understanding of each other. Each culture could take a turn on the calendar. If interested, please contact the HOA President at bhhoabod@gmail.com. Consider this a challenge for your culture to be the first.

Livestreaming BOD Meetings

In an effort to support the maximum interest in the Board of Director meetings and recognizing not many are able to attend the meetings on Monday evenings, we are beginning the process to livestream the meetings on our Facebook page: <https://www.facebook.com/groups/1968569043429678/> One would be able to access this video at any time.

Membership Meetings, Proxy Votes

Pursuant to our updated ByLaws, 2019: Article III - Meetings of Members, “**Section 5. Proxies.** At all meetings of members, each member may vote in person or by limited proxy. Every proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. A proxy is not valid for a period longer than 90 days after the date of the first meeting for which is was given. A proxy is revocable at any time at the pleasure of the homeowner who executes it. Limited proxies may also be used for votes taken to amend the Articles of Incorporation or By-Laws or for any matter that requires or permits a vote of the homeowners.”

Community Fence Repairs – to be completed by 1 March, at less than half the cost budgeted.

Monuments with Lights Out

The main entrance monuments with lights out are being repaired this week (bulbs had to be ordered). The lights on the Kensington monuments are an electric issue and are scheduled for repair soon.

Pressure Washing – Will be performed at community center and large monuments the last half of March.

Contact the Board Directly at bhhoabod@gmail.com.

Make HOA Enforcement Reports

To make a report regarding HOA enforcement, please use this form: http://www.mybhhoa.com/Documents/MMSI_EnforcementRequestForm.pdf and follow directions therein.

Neighborhood Watch

We would like to invite all neighbors interested in participating in/leading a neighborhood watch to join us at the community center office, **Saturday, 8 February, 10:00 AM.**

We have explored the requirement and cost of a professional, roving security detail. We have found that the annual cost for such a contract would require a special assessment and raise in fees. At this time, this is not the approach the board is taking. We encourage members to voice their opinion on this matter, complete with their plan to fund and operate.

Valrico-side Interior Monuments

Again, when the interior monuments (black/gold) were installed by the developer they were never permitted. To request any permits regarding those signs now would jeopardize having any signs at all – due to the restrictions today. In lieu of taking the preferred action of complete replacement and improvement, last Summer we were able to perform initial renovation. This early Spring we are looking to have the signs completely re-painted and new foliage placed around the monuments. This will help beautify those entrances to the extent we are able to do so.

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BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

Pool Concession Vendor

The board is accepting proposals for any entrepreneur interested in conducting a small business, high-season concession stand within the community center. Any prospective vendor must demonstrate experience, knowledge, and a comprehensive business plan. The location would be the converted storage closet just behind the mounted TV at the community center (west pavilion). The following are the basic points of the request for proposal (RFP):

- Proposals are due to bhhoabod@gmail.com **no later than 1 March, 2020**; feel free to ask questions
- Proposals should include but are not limited to:
 - o Name, home address of vendor (BH members and residents will receive priority consideration)
 - o Business Plan - complete
 - o Knowledge of and approach to all applicable state regulations
 - o Insurance quotes
 - o Experience conducting a small business
 - o Experience in the food prep industry
 - o Bid regarding proposed annual rental payment
 - o Menu – food and prices
 - o Hours of operation
 - o Commitment to also provide vending machines adjacent to the restrooms (1 food, 1 beverage)

2020 Brentwood Hills Annual Community Celebration – Initial/DRAFT Plan Volunteers for Set-Up & Tear-Down Appreciated (bhhoabod@gmail.com)

Friday, 10 April (need to ID POC)

2 PM – Rent UHaul Truck (Jim)

3 PM – Pick up materials at MacDill AFB (Jim/Paul)

4-7 PM – Start Team sets up canopies/tables/chairs at BH Community Center (**ID a start team, 10 staff/volunteers**)

5 PM – Return Truck (Jim)

Saturday, 11 April

9:00 – Start Team on site (**same as previous – just to ensure details**)

10:00 – 9:00 – Party Hours

10:00 – Opening Statements

10:00 – 1:00 – Open Mic (local artists)

10:00 – 11:00 – Swim Races

11:00 – Door Prize (BOD Member, alternating)

11:00 – 12:00 – Kid’s Show (Hired talent)

11:00 – 12:00 – Closest to the Pin Competition

11:00 – 2:00 – Kids Face Painting/Crafts

11:30 – Additional Staff Arrives (Amy)

Noon – Door Prize (BOD Member)

Noon – 1:00 PM – Lunch served (Additional staff serves lunch)

1:00 – Door Prize (BOD Member)

1:00 – 5:00 – 5th Gear Band (hired talent)

2:00 – Door Prize (BOD Member)

2:00 – 3:00 – Dunk Tank (rotating board members)

3:00 – Door Prize (BOD Member)

3:00 – 4:00 – Corn Hole Competition

3:00 – 4:00 – Horse Shoes Competition

3:30 – Pie eating contest

4:00 – Door Prize (BOD Member)

4:00 – 5:00 – Bocce Ball

4:00 – 5:00 – Basketball Free Throw

5:00 – Door Prize (BOD Member)

Tickets Purchased in Advance:

Members & Residents - \$5

Guests - \$10

All Children – Free

See pool staff for tickets

Tickets Purchased Day of Event:

All Adults - \$10

All Children - Free

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BRENTWOOD HILLS NEWSLETTER FEBRUARY 2020

5:00 – 5:30 Adult Tug-o-War; Kids' Tug-o-War (community field, adjacent to horseshoes)
5:30 – Additional Staff Departs
6:00 – Door Prize (BOD Member)
6:00 – 7:00 – Dinner (BOD serves dinner)
7:00 – Door Prize (BOD Member)
7:00 – Cake (**longest/newest** resident members)
8:00 – Door Prize (BOD Member)
8:00 – 9:00 – Comedian
9:00 – Grand Door Prize (BOD Member)
9:00 – Closing Statements

Sunday, 12 April

10:00 – Noon – Closing Team On Site (stack chairs, tables, take down canopies, clean up - (**ID team**))

Monday, 13 April

1:00 – Rent UHaul Truck (Jim)
2:00 – Load materials at BH CC (**closing team**)
4:00 – Deliver materials to MacDill AFB (Jim/Paul)
5:30 – Return UHaul Truck (Jim)