

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 15, 2020 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Dave Hodges, president at 7:00 p.m. It was confirmed that timely meeting notice of 48 hours occurred. Directors Olin Barnett, Laura Pekarek, Adam Crawford, Charlie Leo, Paul Pamrow and Adrienne Vining 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 Adam Crawford, second by Paul Pamrow and carried unanimously.

Resolve: To waive reading and approve previous board meeting minutes as presented by manger.

3. Management Reports

Manager presented the financials, delinquencies and violations and responded to questions. Manager and Board have responded to director Olin Barnett's questions via email regarding board purchases/contracts as he felt the purchasing policy was not being followed. He indicated the response was inadequate and the Board agreed to adhere to established policies moving forward. Adam Crawford indicated he would send copies of all proposals in his possession to management for the Association files and further stated that bids had been requested and received for projects as required.

4. Board Officers & Committee Reports

President: Dave Hodges announced there is an additional new pool staff member in place for the busy summer season. There have been a few minor security issues regarding pool access. Pool parking has recently become an issue. He is researching the possibility of an adult swim class at the community pool. No incidents have occurred on the basketball court. New sod has been installed and the irrigation is running extra time for this purpose.

Vice President: Laura Pekarek reviewed the Nature Coast plan that had previously been presented to Mark Braverman. The total tree area to be replanted over several years is an area 800' x 300' and the Phase I portion of 200' can run up to \$100,000. Laura requested the Board hold off on this project for now and revisit tree options (type, quantity, etc.). Homeowner Dan Hazy indicated he would be interested in participating in this project.

Treasurer: Charlie Leo stated the expenditures were under control and that 2 basketballs had been stolen. Anyone wishing to play will need to supply their own basketball. To allow adults to swim laps earlier in morning, children are not being allowed at the pool until 10:00a.m. Anyone wishing for early entry will need to let the staff know, so their pool card can be adjusted.

Secretary: Paul confirmed with the county that all is on target for the county-funded mini grant and he is continuing to work them to ensure the spending occurs prior to the deadline. Amy Gould at the pool office is assisting with this effort.

ACC: Dave Hodges indicated there are open seats on the committee if anyone is interested.

Social: Laura Pekarek said there were 3 members on the committee trying to plan the Summer Fest event. They have delayed as along as possible due to COVID requirements while remaining mindful that the county mini grant requires funds to be spent by July 31. It appears the COVID restrictions will be in Phase III by the end of July, so plans are proceeding. Due to the July heat, there will be water

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bounce houses, pool events, water balloons, magician, comedian, face painting, and a DJ. There is a need for volunteers and a planning meeting is scheduled for this Wednesday, June 17.

5. New Business

Board Vacancies: The board voted by secret ballot whether to appoint Denise Stearns to the board. The vote was 3 in favor and 4 against. The board will consider additional candidates in July.

Community Website: The board will investigate website options and a homeowner indicated they should consider that the website meets ADA compliance. Manager was requested to contact the webmaster to add the official Brentwood Hills Facebook page link to the website.

Sports Field: Discussion regarding what to do with the field. Various questions were raised, and options considered. Another consideration is additional signage. Further investigation will be required.

I-CEE Goodies: Discussion regarding proposal -- qualifications, license, insurance from vendor. The board will obtain more details prior to moving forward for further consideration.

Coffee Proposal: A vendor/community homeowner has proposed to place a coffee service outside the amenity area in the parking lot. The proposed coffee service would be on-site Monday-Friday 7a.m. to 2p.m. and Saturday 7a.m. to 7p.m. The board would only consider this proposal on a short-term trial period and owners in attendance shared various opinions and concerns.

Term Limits: Dave Hodges indicated this will be discussed at a later meeting.

6. Old Business & Docket Review

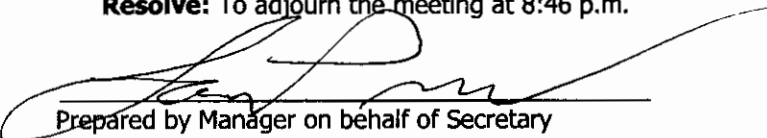
Dead Tree Issue: Dave Hodges requested a bid from Nature Coast regarding the crepe myrtles. Additionally, Panorama will be contacted for a proposal.

Violation Report: Dave Hodges asked the board members to review the violation report to consider lots for escalation or cancellation at the next monthly board meeting.

7. Adjournment: The next board meeting is July 20, 2020.

On Motion: Duly made by Adam Crawford, second by Laura Pekarek and carried unanimously.

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



Prepared by Manager on behalf of Secretary