

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 21, 2020 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Dave Hodges, president at 7:02 p.m. It was confirmed that timely meeting notice of 48 hours occurred. Directors Olin Barnett, Adam Crawford, Charlie Leo, Adrienne Vining, Ed Campbell and Denise Stearns were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management.

2. Approval of Minutes

On Motion: Duly made by Ed Campbell, second by Adrienne Vining and carried unanimously.

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

3. Management Reports

Manager presented the financials, 9 delinquencies with attorney and the notice/violation reports. There were no questions.

On Motion: Duly made by Ed Campbell, second by Adrienne Vining and carried 6 in favor and 1 (Olin Barnett) opposed.

Resolve: To pay Second Irrigation invoice #1147 for reforestation irrigation.

4. Board Officers & Committee Reports

President: Dave Hodges spoke about the process for clubhouse reservations. The pool office will hold a homeowner check for up to 10 days and will then shred. No cash will be accepted. He also indicated that the vice president, Laura Pekarek, resigned from the Board of Directors effective September 11, 2020.

Treasurer: Denise Stearns presented a breakdown of August expenses indicating that \$6,200 for pruning palms was part of the landscape maintenance contract.

Public Affairs Liaison: Adam Crawford had no report.

Landscape Liaison: Ed Campbell said he has been in communication with Nature Coast. He welcomes homeowner comments on the original Facebook page as he looks at it daily. The reforestation project expense was higher than originally discussed due to the various changes to the original plan, including the addition of a meandering sidewalk.

Violation Tracking Liaison: Adrienne Vining discussed the initial group sent final notices for property violations and will keep the effort moving forward by re-evaluating in 60 days. Adrienne also referred to the email she sent the Board before the meeting, with an additional 14 lots recommended for escalation.

On Motion: Duly made by Adrienne Vining, second by Charlie Leo and carried unanimously.

Resolve: To send an additional 14 lots to the attorney for enforcement action as identified via email.

ACC: Ilene Schwartz says the committee is continuing to work on updating guidelines.

Social Committee: No report.

5. New Business

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Purchasing Policy: Board member Olin Barnett mentioned the purchasing policy. No discussion.

Dog Station Replenishment: The dog stations have been repaired and the consensus is that dog owners enjoy and use the bags provided by the Association.

On Motion: Duly made by Ed Campbell, second by Adam Crawford and carried unanimously.

Resolve: To continue to provide bags for the 22 dog stations for \$300 estimated annual cost.

6. Old Business & Docket Review:

Dave Hodges removed adult swim. Discussion regarding possible LED/Solar illumination for basketball and tennis courts with timing the same as pool hours. Preliminary estimate for 6-8 solar lights at \$20,000. Dave said he will write an RFP to present to the board at the November meeting so McNeil can send to vendors for estimates.

On Motion: Duly made by Ed Campbell, second by Adam Crawford and carried unanimously.

Resolve: To have Dave Hodges create a request for proposal for recreational court lighting.

On Motion: Duly made by Denise Stearns, second by Ed Campbell and carried 6 in favor and 1 (Olin Barnett) opposed.

Resolve: To have Kevin Johnson replace pool gas grills at a cap of \$5,000.

On Motion: Duly made by Denise Stearns, second by Adam Crawford and carried unanimously.

Resolve: To have Reserve Advisors complete an updated reserve study not to exceed \$3,000.

On Motion: Duly made by Denise Stearns, second by Adam Crawford and carried 6 in favor and 1 (Ed Campbell) opposed.

Resolve: To move forward regarding installation of a mailbox in front of the community center for deliveries.

Denise Stearns would like an inspection of the playground for safety of homeowners use.

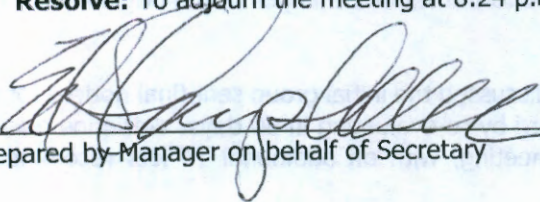
Homeowner suggestion to close the pool during board meetings.

7. Adjournment:

The next board meeting is the budget meeting scheduled for October 19, 2020.

On Motion: Duly made by Charlie Leo, second by Adrienne Vining and carried unanimously.

Resolve: To adjourn the meeting at 8:24 p.m.


Prepared by Manager on behalf of Secretary