

BRENTWOOD HILLS
Homeowners Association Inc.

Special Board of Directors Meeting
June 5, 2021
Brentwood Hills Amenity Center
1512 Brentwood Hills Blvd., Valrico, Fl.

MINUTES

The special meeting of the Board of Directors of the Brentwood Hills Homeowners Association was called to order on June 5, 2021, at 9 a.m.

Board members present: President and Treasurer Denise Stearns, VP Adrienne Vining, Secretary Ed Campbell, Olin Barnett, Adam Crawford, and Charlie Leo.

A quorum was present.

A proper request was made by 5 Board of Directors to have a special meeting.

The notice of special meeting was properly noticed to the residents.

President Denise Stearns moved to approve Nature Coast's estimate for BH Fence Line Clearing in the amount of \$4,800 utilizing the landscape extra operating funds. Second by Ed Campbell. A long discussion was held between the residents attending and the Board. After lengthy discussion, Denise Stearns moved to table the motion for further information and further estimates to complete the project. Second by Ed Campbell. Upon vote the item was tabled.

Board vote 5-0. Board member Charlie Leo had to leave the meeting for an emergency prior to the vote and did not vote.

President Denise Stearns moved to approve funding for the purchase of parking permits up to \$1500 utilizing R&I Operating funds. Second by Adam Crawford. A discussion was held regarding the fact that the amenity center parking lot at times overflows and it is hard to determine if the vehicles parked in the center are residents or non-residents. Also discussed was whether to have hanging stickers for residents or stick on sticker for the residents cars.

The motion passed 4-1 with Olin Barnett voting no.

President Denise Stearns moved to discuss bids for HOA cleaning services for the pool amenity center. Second by Ed Campbell. There were three cleaning companies that submitted bids to provide cleaning services: United Janitorial Solutions, Emtex Cleaning and Handyman LLC, and Stratus Building Solutions. A budget of \$75,000 a year was discussed. Service would be approximately \$20.00 an hour. A discussion was held by the board and the residents attending regarding the need and expense of a cleaning company. After discussion, the Board voted to award the cleaning services contract to United Janitorial Services.

The motion passed 4-1 with Olin Barnett voting no.

President Denise Stearns moved to discuss bids for HOA security services for the amenity center. Second by Ed Campbell. There were three companies that submitted bids for the contract; Vista Security Services, Allied Universal Security and Guardian Security Agency of Florida. A discussion was held by the board and the residents attending the meeting regarding each bid. The

issue was the need and expense. After discussion a vote was taken to award the security contract to Vista Security Services. The vote was 4-1 with Olin Barnett voting no.

Adam Crawford moved to adjourn the meeting and second by Adrienne Vining. The meeting adjourned at 11:04 a.m.


Ed Campbell, Secretary