

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

**Annual Member Meeting
Brentwood Hills Swim & Tennis Club
1512 Brentwood Hills Boulevard • Valrico, Florida
March 16, 2020**

Meeting Minutes

1. Call to Order

Certifying of Quorum:

The Annual Membership Meeting was called to order by President, Jim Barber at 7:06 p.m. Directors Laura Pekarek, Paul Pamrow, Charlie Leo and Dave Hodges were in attendance. Doug and Pamela Pinner of McNeil Management were present. It was determined that a quorum was established with a total of one hundred twelve (112) lots represented; seventy-three (73) by proxy and thirty-nine (39) in attendance.

Proof of Timely Notice:

Proper notice of the meeting mailed to all owners at least fifteen (15) days in advance. Manager had Affidavit of Mailing and will place in the Association files for audit.

Reading of Unapproved Minutes:

On Motion: Duly made by Dave Hodges, second by Paul Pamrow, carried unanimously.

Resolve: To approve the previous Annual Meeting Minutes as presented.

2. Reports of Officers/Committees:

Dave Hodges presented the architectural report. Charlie Leo spoke about the monitoring of credit card expenses. Paul Pamrow spoke about the grants the community had received. Jim Barber spoke about the community-wide party being planned for April.

3. Unfinished Business:

Jim Barber reviewed/discussed the Fact Sheet & 2020 Plan of Action that had been distributed to all owners in attendance. A copy is attached to these minutes.

4. Election Inspectors/Election of Directors:

Debra Provost and Randy Delliveniri counted ballots for directors as well ballots for recall of one director. The meeting continued while the counting occurred.

5. New Business

The floor was open to homeowners to voice concerns, questions, etc., while ballots were being collected and counted. Owners brought up concerns about parking and street cleaning. Board indicated County Commissioner, Stacy White, was invited to the Association's April event to address issues the community was experiencing falling under the county's jurisdiction. Many homeowners thanked the board for their work and service within the community.

6. Election Results

The board requested Doug Pinner announce the results of the board election and director recall. Doug thanked the two inspectors for their assistance and read the results as follows. (1) Mark Braverman, Laura Pekarek and Adrienne Vining received the most votes and will serve the Association as directors and (2) The director recall count was in favor of a recall. Jim Barber

BRENTWOOD HILLS

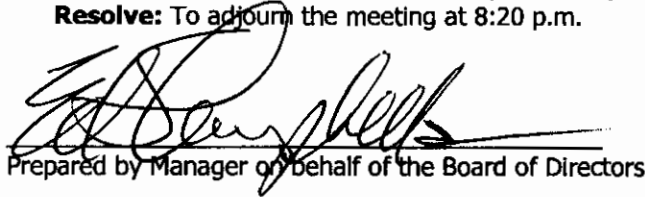
HOMEOWNERS ASSOCIATION, INC.

stated that while the director recall does not meet the guidelines per the governing documents, it does speak to the community voice and the board will proceed as necessary.

7. Adjournment

On Motion: Duly made by Charlie Leo, second by Laura Pekarek, carried unanimously.

Resolve: To adjourn the meeting at 8:20 p.m.



Prepared by Manager on behalf of the Board of Directors