

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 20, 2021 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Ron Goeddaeus, president at 7:00 p.m. Roll Call of Directors, Charlie Leo, Adrienne Vining, Regina Meredith, Genise Crockett, Debra Wilson and Olin Barnett were present, so a quorum was established. Timely meeting notice was posted at the entry on the 14th. Doug Pinner represented McNeil Management.

2. Approval of Minutes

On Motion: Duly made by Regina Meredith, second by Ron Goeddaeus and carried unanimously.

Resolve: To approve the August 16 board minutes as read aloud with the change requested by Olin Barnett.

3. Management Reports

Manager presented financial overview and discussed/reviewed receivables, collections, notice and violation reports. Outstanding receivables total \$10,651 and YTD August 31 expenses total \$72,916. As the board sent a group of owners for attorney enforcement violation at the July board meeting, no additional enforcement is required at this time.

Olin Barnett indicated Ray Arneson of Second Irrigation is not completing monthly irrigation checks. Ron Goeddaeus is meeting with Ray tomorrow (Tuesday) to discuss irrigation contract.

Homeowner addressed concerns and had questions regarding invoices being held for payment. Ron Goeddaeus stated the landscape contract is being addressed including palm tree trimming and when the board is satisfied, the invoice will be released for payment. Management stated that the board is reviewing and authorizing invoices prior to payment, not holding invoices.

Genise Crockett stated the new board took care of several emergency maintenance concerns and that invoices will be handled after the new board reviews them. Ron indicated Nature Coast is being met with and work approved by the prior board will be addressed and handled by the current board.

4. Board Officers & Committee Reports

President: Ron again stated that he is meeting with landscape and irrigation contractors this week.

Vice President: Regina said the new board interested in making the Association beautiful again while looking at the bottom line on everything. There are 19 contracts and all vendors are being met with and contracts reviewed. There is an Air BNB and an assisted living home within the Association and the board wants to meet with the Attorney to discuss what can be done regarding the commercialization of the neighborhood.

Olin Barnett moved to terminate the Vista contract. There was no second. Motion defeated.

Treasurer:

On Motion: Duly made by Genise Crockett, second by Regina Meredith and unanimously.

Resolve: To remove \$19,936.75 of previous expenses from the reserves account by having a reimbursement check cut from the operating account and management was directed to place \$1,475 reserve study update in line-item budget accounting and the rest in landscape improvements.

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Secretary: Regina indicated an inventory was being performed to determine what is not in the office and organizing what is in the office. The next area to be addressed is getting into the attics.

5. Old Business

Fence/Mulch line/Sod: Ron indicated that fence issues are being addressed with affected owner. Sodding in a few areas will be installed in October. Spraying has occurred in the soccer field to remove red ants. Some bushes close to street affecting vehicle traffic will be removed and replaced with sod for better visual effect. Nature Coast has recommended spraying weed removal chemical around the forest trees believing it will be a successful treatment method.

Newsletter Distribution: Genise stated newsletter distribution will be handled by the social committee. There is committee of 6 and several more wish to join. At the next board meeting, the committee names will be presented to the Board.

Fence Foliage Trimming: Ron indicated areas requiring attention are being addressed by board and Nature Coast later in the week.

BH Bushes Landscaping: Olin stated the bushes are dying and require weeding. Ron said the area will be handled in phases and he and Nature Coast will review later in the week.

Well Parts: Ron said the Association is waiting to hear back from the manufacturer regarding the parts that were damaged by lightning and whether or not repairs or replacement will occur. A discussion ensued regarding the antennae at the well pump, its origin and purchaser.

6. New Business

Secretary Position: Regina submitted her resignation as secretary as she will only be serving as Vice President.

On Motion: Duly made by Ron Goeddaeus, second by Regina Meredith and carried 6 in favor, 1 opposed (Olin Barnett).

Resolve: To appoint Adrienne Vining as secretary.

Emergency Door Fix: A bid is expected to arrive tomorrow, Tuesday, September 21.

Fix Iron Rail Fence at Playground: A bid is expected tomorrow, Tuesday, September 21. A concern from homeowners regarding the fence gate pushing out allowing a child to escape.

Shower Chair: Board reviewing pricing and considering installing chairs in the restroom showers.

Outdoor Pool Shower: Plumber is needed to conduct work at the pool shower. Pull chain needs to be replaced with a knob or a button. Homeowners mentioned regulated Health Department guidelines must be followed including pool restroom areas and exterior pool elements.

Review Existing Contracts-Obtain Bids: The board indicated they are reviewing existing contracts and obtaining bids to fit the current Board's needs. They will eliminate outdated, auto-renewed contracts by addressing new needs.

Add Fencing Cutting off Dew Bloom: Board walked the property and found 25 shelter homes on the trail and area where vehicles are driving. They discussed installation of fencing.

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Contact County-Forest Cleanup Behind Dew Bloom: Regina is meeting with the county to discuss both the forest cleanup and the fence installation around Dew Bloom. The board is hopeful a resolution to both matters can be identified.

7. Resident Comments

Olin Barnett spoke about the fences at 439 and 441 Powder Ridge that require repair and/or replacement. It has been addressed by the Board as there is a question of fence ownership. Further, Olin indicated the current Board has determined that the easements are owned by the Association. Denise Stearns indicated the easement does not equal ownership and the prior Board voted to obtain a legal opinion on this matter. It was submitted to Attorney, Dan Pilka, for a legal opinion and is still residing in his office.

Olin Barnett moved to get information from Dan Pilka's office. No second. Motion defeated.

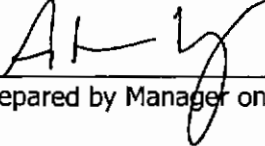
Homeowner requested the Association direct management stop sending weed notices to owners until Nature Coast removes weeds from the common areas.

8. Adjournment:

The next regular board meeting is the budget meeting scheduled for October 18, 2021.

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

Resolve: To adjourn the meeting at 8:45 p.m.



Prepared by Manager on behalf of Secretary