

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting October 18, 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 and Olin Barnett were present, so a quorum was established. Timely meeting notice was posted at the entry as well as the mailed postcard notice to owners as this is a budget/assessment board meeting. Doug Pinner with McNeil Management presented the affidavit of mailing which will remain in Association records.

2. Approval of Minutes

On Motion: Duly made by Charlie Leo, second by Adrienne Vining and carried 5 in favor, 1 opposed (Olin Barnett).

Resolve: To waive reading and approve the September board minutes as presented. Olin Barnett stated changes he wanted made. The meeting continued without further discussion.

3. Management Reports

Manager presented financial overview and discussed/reviewed receivables, collections, notice and violation reports. Outstanding receivables total \$43,105 and Notices of Late Assessment will be mailed later this week. September expenses total 53,431.52 and YTD expenses total \$465,045.76. Adrienne Vining requested a copy of Anne Malley's fee schedule.

4. Board Officers & Committee Reports

President: Ron Goeddaeus is working with Matt at Nature Coast – trimming at entry monuments and providing orange spray paint to spray around holes in the field. Ron mentioned some holes are 2 feet deep. Olin Barnett stated that Ron Goeddaeus does not have the authority to consult with landscapers.

Vice President: Regina Meredith said the gates were repaired going into the playground as an emergency. The work took 2 weeks, and the vendor did a good job as they had done gates and repairs before. The charge was \$517, they poured concrete and put in poles. AAS is the IT company that has been out 3 weeks in a row and cannot get the cameras going. Two more cameras will arrive this Friday. She stated the Association paid over \$10,000 for this system to be implemented and of the 26 cameras only 16 are working. AAS indicated the entire amenity area can be covered with 6 cameras at half the cost. She said there is not an overabundance or crowding at the pool now and it is relaxing. A bunko group is getting started. Fire violations were discussed, and an owner stated that violations had been taken care of in August except there is still some signage missing.

Treasurer: Genise Crockett stated all invoices had been paid and there were no issues or concerns with vendors. One board member went to the BBB and submitted complaints without board knowledge. Member asked for expense details and the manager was asked to read the September expenses aloud by line-item category.

Secretary: No Report.

Architectural Committee: The committee wants to change guidelines to include a new mailbox standard for the neighborhood, to use when boxes need to be replaced. The board would like to see a proposal(s) to standardize from the architectural committee and have it presented at a board meeting.

On Motion: Duly made by Olin Barnett. No second.

Failed: To remove everyone on the architectural committee.

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Social Committee: A Halloween Bash will be held at the amenity center on October 30 from 2-4 pm. There will be kids' games, cake decorating judging, haunted houses to make, prizes awarded. The committee requests that the board does not allow swimming during this event.

On Motion: Duly made by Regina Meredith, second by Adrienne Vining and carried unanimously.
Resolve: To close the pool on October 30 from 2-4 pm.

Regina Meredith listed the names of the social committee and at Olin Barnett's request submitted the following motion.

On Motion: Duly made by Regina Meredith, second by Adrienne Vining and carried 5 in favor, 1 opposed (Olin Barnett).
Resolve: To approve the social committee group leaders list as presented.

5. Old Business

Invoices: Genise Crockett indicated September invoices had been paid.

Repair gates at pool: An invoice arrived in the mail today for repairs at the pool.

Shower chair: Adding a shower chair should not be a problem with OSHA requirements and upon initial conversation with an assistant in the health department it is not believed the county will have an issue either. Currently awaiting return call from health department liaison.

Outdoor pool shower: Discussion regarding getting plumber to address the outdoor shower and it was stated that prior board members were working with Cummings.

Still reviewing contracts: Tree contractor doesn't want to come this far to service community. Board wants to save money for Association members. Genise Crockett spoke about the county doing work on a tree being indicated when they make marks on it.

County clean up behind Dew Bloom: Regina Meredith said the cleanup is still in process and she stated it is difficult to get in touch with the county.

Olin Barnett stated irrigation work approved by Ron Goeddaeus is not per the purchasing policy.

6. New Business

2022 Budget: The board discussed several items taken into account during the budget preparation. Amenity staffing hours will become Sunday-Thursday 3pm to 7pm, Friday 3pm to 9pm and Saturday 1pm to 9pm. It was stated that Nature Coast has taken care of the forest and the reforestation project is not in the plan for 2022. The reforestation committee was planning on the next phase in 2022 and discussion occurred regarding landscaping and the forest.

On Motion: Duly made by Genise Crockett, second by Regina Meredith and carried 5 in favor, 1 opposed (Olin Barnett).

Resolve: To approve the 2022 budget with no assessment increase as presented.

TECO storm protection plan: A TECO rep is meeting on-site on 11/19/21 at 11 am. Owner indicated that a zap-cap is in place. Obtaining additional information regarding what TECO is discussing will occur at the meeting.

Adopt old purchasing policy: The board discussed adopting the old purchasing policy with some revisions. Upon further consideration, the board opted to stay with the new 2021 purchasing policy.

3 Yr plan for fence/cap repair: The board cannot project a plan at this time. Trying to gather data and will replace caps and add some similar fence at Dew Bloom. Easements and fences still being researched. There are possibilities for county grants and again research is required.

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On Motion: Duly made by Olin Barnett. No second.

Failed: To replace/repair 2 fences at 439 and 441 Sand Ridge Dr with white PVC.

Further discussion regarding the Board's request at the May board meeting for Attorney Pilka to provide a legal opinion about the wooden fence ownership at Sand Ridge. Ron Goeddaeus indicated he will get a decision from the attorney.

Pilka legal movement: Adrienne Vining spoke of languishing items at Pilka's office.

On Motion: Duly made by Adrienne Vining, second by Regina Meredith and carried unanimously.

Resolve: To remove assessment and covenant enforcement items from Pilka and forward assessment matters to Tankel Law and covenant enforcement to Anne Malley except for units 7468 and 7292 as there are mediations currently scheduled.

Pool hours:

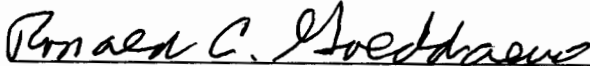
On Motion: Duly made by Regina Meredith, second by Ron Goeddaeus and carried unanimously.

Resolve: To set pool hours until further notice at Sunday-Thursday 8am to 7pm, Friday-Saturday 8am to 9pm.

7. Adjournment: The next board meeting is scheduled for November 15, 2021.

On Motion: Duly made by Ron Goeddaeus, second by Genise Crockett and carried unanimously.

Resolve: To adjourn the meeting at 8:50pm.



Prepared by Manager on behalf of Secretary