

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors – Special Meeting November 16, 2022 Meeting Minutes

Call to Order: The meeting was called to order by Denise Stearns, President, at 7:00 PM. The HOA BOD held a special meeting for the exclusive purpose “Consideration of Submitted Forms for Homeowners Written Recall Agreement/Ballot”.

- **Roll Call of Board Members in Attendance/Verification of a Quorum:** Denise Stearns (President), Adrienne Vining (Vice-President), Ed Campbell (Treasurer), and Danielle Near (Secretary) were present. Charlie Leo (Secretary) was absent, and 2 seats are vacant. A quorum was established. Scott Tankel represented Tankel Law Firm.
- **Verification of Timely Notice of Meeting:** Noticing of meeting was as follows: On Tuesday, at November 8th's Board Meeting the Association was served with a written recall request. Pursuant to relevant Statute and Florida Administrative Code, this meeting was noticed and is being held within the allotted time. The agenda was distributed and placed on the website, posted in a conspicuous location at the center. Timely notice was given, and this meeting was timely held.
- **Reading and Approval of Minutes:** Ratification of September 13, October 11

November Monthly BOD Meeting – Denise stated the minutes from the November 8th Monthly BOD meeting have been distributed and edits completed.

On Motion: Duly made by Adrienne, second by Denise and carried unanimously.

Resolve: To waive reading and approve minutes with edits.

New Business:

Consideration of Submitted Forms for Homeowners Written Recall Agreement/Ballot

Denise explained that this is a process that is done pursuant to FL Statutes and Florida Administrative Code, Rule 61 B-81.003(1).

As verified by Douglas Lee, Wise Management Company representative, and the Board members in attendance at the November 8th BOD meeting, Genise Crockett, who is verified as the owner of the property located at 526 Royal Ridge St, Valrico, FL 33594, served a written recall upon the HOA BOD at approximately 7:01. There was a total of 61 ballots received. Douglas Lee further verified that Wise Property Management scanned the documents and that the totality of the recall ballots where transmitted via email to Tankel Law Firm and the Board members. The board members subject to recall are Denise Stearns, Adrienne Vining, and Charlie Leo with replacement options Carlos Gomez, Ronald Goeddaus, and Dennis Meredith.

1. To Certify or not to Certify:

Pursuant FL Statutes 720.303 (10) The Board's decision to either certify or not certify the recall.

After reviewing all ballots, the BOD has determined, pursuant to FL Statute 720.303(10)(a)1., the owners seeking recall failed to obtain a majority vote of the 1039 lots. Furthermore, each of the ballots provided failed to execute Block “C” of the recall ballot providing for a class representative in violation of Rule 61 B-81.003(1)(f), Florida Administrative Code. Therefore, in addition to not meeting the majority requirement, the ballots tendered are facially invalid and void.

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

Resolve: To not certify the recall ballots.

2. Fl Stat 720.303 (10) (i), The specific reasons any ballot was rejected.

The Board reviewed each ballot, the parcel addresses, any defects, and the corresponding parcel numbers, as filed with the county, is as follows:

Number	Parcel number	Property	Defect		
1	U-25-29-20-2FU-000003-00026.0	520 Royal Ridge	No Homeowners' representative		
2	U-25-29-20-2FT-000014-00040.0	903 Cooper Ridge	No Homeowners' representative		
3	U-25-29-20-2FR-000013-00020.0	1632 Sand Hollow Ln	No Homeowners' representative		
4	U-25-29-20-2FU-000003-00028.0	524 Royal Ridge St	No Homeowners' representative		
5	U-25-29-20-2FT-000011-00025.0	1916 Citrus Orchard Way	No Homeowners' representative		
6	U-25-29-20-2FQ-000007-00022.0	1926 Erin Brooke	No Homeowners' representative		
7	U-25-29-20-2FR-000014-00010.0	1619 Sand Hollow Ln	No Homeowners' representative		
8	U-25-29-20-2FR-000014-00008.0	1615 Sand Hollow Ln	No Homeowners' representative		
9	U-25-29-20-2FR-000013-00028.0	1612 Sand Hollow Ln	No Homeowners' representative		
10	U-25-29-20-2FR-000014-00011.0	1621 Sand Hollow Ln	No Homeowners' representative		
11	U-25-29-20-2FY-000002-00030.0	530 Greg St	No Homeowners' representative		
12	U-25-29-20-2FQ-000009-00009.0	1817 Erin Brooke	No Homeowners' representative		
13	U-25-29-20-2FY-000001-00027.0	413 Sand Ridge Dr	No Homeowners' representative		
14	U-25-29-20-2FU-000001-00062.0	519 Sand Ridge Dr	No Homeowners' representative		
15	U-25-29-20-2FU-000004-00019.0	509 Royal Ridge St	No Homeowners' representative		
16	U-25-29-20-2FU-000004-00013.0	521 Royal Ridge St	No Homeowners' representative		
17	U-25-29-20-2FR-000010-00003.0	1606 Powder Ridge Dr	No Homeowners' representative		
18	U-25-29-20-2FT-000015-00012.0	1922 Leichester St	No Homeowners' representative		
19	U-25-29-20-2FV-000003-00001.0	802 Sandy Trail Pl	No Homeowners' representative		
20	U-25-29-20-2FR-000014-00009.0	1617 Sand Hollow Ln	No Homeowners' representative		
21	U-25-29-20-2FR-000013-00024.0	1620 Sand Hollow Ln	No Homeowners' representative		
22	U-25-29-20-2FZ-000001-00054.0	1117 Tuscanny St	No Homeowners' representative		
23	U-25-29-20-2FR-000012-00028.0	832 Walsingham Way	No Homeowners' representative		
24	U-25-29-20-2FV-000002-00015.0	813 Sandy Trail Pl	No Homeowners' representative		
25	U-25-29-20-2FY-000001-00039.0	437 Sand Ridge Dr	No Homeowners' representative		
26	Not found	1628 Sand Hollow Ln	No Homeowners' representative		
27	U-25-29-20-2FY-000001-00039.0	620 Sand Ridge Dr	No Homeowners' representative		
28	U-25-29-20-2FY-000001-00040.0	439 Sand Ridge Dr	No Homeowners' representative		
29	U-25-29-20-2FY-000001-00041.0	441 Sand Ridge Dr	No Homeowners' representative		
30	U-25-29-20-2FY-000002-00009.0	440 Sand Ridge Dr	No Homeowners' representative		
31	U-25-29-20-2FQ-000004-00032.0	520 Beth Ann	No Homeowners' representative		
32	U-25-29-20-2FU-000003-00020.0	508 Royal Ridge St	Signature does not match owner		
			No Homeowners' representative		
33	U-25-29-20-2FX-000003-00027.0	1710 Tropicana Way	No Homeowners' representative		
34	U-25-29-20-2FR-000012-00017.0	806 Walsingham Way	No Homeowners' representative		
35	U-25-29-20-2FR-000012-00017.0	524 Beth Ann St	No Homeowners' representative		
36	U-25-29-20-2FX-000004-00009.0	1723 Tropicana Way	No Homeowners' representative		
37	U-25-29-20-2FQ-000006-00019.0	322 Sand Ridge Dr	No Homeowners' representative		
38	U-25-29-20-2FV-000003-00003.0	806 Sandy Trail Pl	No Homeowners' representative		
39	U-25-29-20-2FV-000006-00022.0	1308 Brentwood Hills Blvd	No Homeowners' representative		
40	U-25-29-20-2FV-000006-00020.0	1402 Brentwood Hills Blvd	No Homeowners' representative		
41	U-25-29-20-2FQ-000004-00039.0	534 Beth Ann St	No Homeowners' representative		
42	U-25-29-20-2FQ-000004-00024.0	504 Breth Ann St	No Homeowners' representative		
43	U-25-29-20-2FQ-000005-00024.0	501 Beth Ann St	No Homeowners' representative		
44	U-25-29-20-2FU-000003-00030.0	528 Royal Ridge	Signature does not match owner		
			No Homeowners' representative		
45	U-25-29-20-2FU-000003-00029.0	526 Royal Ridge St	No Homeowners' representative		
46	U-25-29-20-2FY-000001-00028.0	415 Sand Ridge Dr	No Homeowners' representative		
47	U-25-29-20-2FU-000003-00022.0	512 Royal ridge St	No Homeowners' representative		
48	U-25-29-20-2FU-000004-00014.0	519 Royal Ridge St	No Homeowners' representative		
49	U-25-29-20-2FV-000006-00021.0	1310 Brentwood Hills Blvd	No Homeowners' representative		
50	U-25-29-20-2FU-000003-00031.0	530 Royal Ridge St	No Homeowners' representative		
51	U-25-29-20-2FU-000004-00018.0	511 Royal Ridge St	no boxes checked in Block A		
			No Homeowners' representative		
52	U-25-29-20-2FU-000004-00004.0	539 Royal Ridge St	No Homeowners' representative		
53	U-25-29-20-2FT-000015-00007.0	1917 Citrus Orchard Way	No Homeowners' representative		
54	U-25-29-20-2FT-000014-00041.0	1801 Powder Ridge Dr	Block A illegible		
			No Homeowners' representative		
55	U-25-29-20-2FU-000003-00027.0	House number illegible	No Homeowners' representative		
56	U-25-29-20-2FR-000014-00015.0	1629 Sand Hollow Ln	No Homeowners' representative		
57	U-25-29-20-2FR-000013-00023.0	1622 Sand Hollow Ln	No Homeowners' representative		
58	U-25-29-20-2FR-000013-00014.0	1648 Sand Hollow Ln	No Homeowners' representative		
59		No house number	no boxes checked in Block A		
			No Homeowners' representative		
60		No house number	No boxes checked in Block A		
			No Homeowners' representative		
61	U-25-29-20-2FV-000006-00019.0	1404 Brentwood Hills Blvd	No Homeowners' representative		

3. Vote count on each Board Member:

FL Stats 720.303 (10) (i), The vote count taken on each board member to be recalled.

1. Denise Stearns – 0
2. Adrienne Vining – 0
3. Charlie Leo – 0

Scott Tankel explained to members what the process is to follow the meeting for not certifying the recall ballots.

Adjournment: The next board meeting is scheduled for December 13, 2022, budget meeting.

On Motion: Duly made by Denise, second by Ed and carried unanimously.

Resolve: To adjourn meeting at 7:27 pm.

BOD approved 13 December 2022