

# **BRENTWOOD HILLS**

HOMEOWNERS' ASSOCIATION, INC.

## **Board of Directors Regular Meeting Minutes September 9, 2025**

- 1. Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:00 PM.
  - Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Adam Bouters (Vice President), Larry Lewis (Secretary) and Glen Greenly were present. A quorum was established. Don Pohlymeyer resigned on 9/9/25 Mcneil Management was present.
  
- 2. Proof of Notice**
  - Verification of Timely Notice of Meeting: Timely posting of meeting notice and agenda were confirmed by placing it on the HOA website. And at the conspicuous location at the community center in accordance with HOA Bylaws.
  
- 3. Reading of Minutes**
  - Barnett motion to approve Minutes of 7/24/25.
    - i. Second By Lewis
    - ii. In favor - Bouters, Lewis, Barnett, Greenly.
  - Barnett motion to approve Minutes of 8/8/25.
    - i. Second By Lewis
    - ii. In favor - Bouters, Lewis, Barnett, Greenly.
  - Barnett motion to approve Minutes of 8/12/25.
    - i. Second By Lewis
    - ii. In favor - Bouters, Lewis, Barnett, Greenly.
  - Barnett motion to approve Minutes of 8/14/25.
    - i. Second By Lewis
    - ii. In favor - Bouters, Lewis, Barnett, Greenly.
  - Barnett motion to approve Minutes of 8/16/25.
    - i. Second By Lewis
    - ii. In favor - Bouters, Lewis, Barnett, Greenly.
  - Barnett motion to approve Minutes of 8/28/25.
    - i. Second By Bouters
    - ii. In favor - Bouters, Lewis, Barnett, Greenly.

#### 4. Directors reports:

- **President Report:**
  - Change Hours of vista from 10-9 PM 7 days a week. Emergency meeting to follow the conclusion of this meeting.
- **Vice - President Report:**
  - Nothing
- **Treasurer Report (Doug):**
  - The CD will expire on September 18. Default is auto renew at subpar rate, cash out, renew into another option.
- **Secretary Report:**
  - Nothing

#### 5. Committee Reports:

- **Social Committee:** Motion by Barnett to appoint Flasker, Baron, Fran, Telese, Riveria, Papagikos, Boyette, Clopton, Malaspina, Cashman.
  - i. Second by Bouters.
  - ii. Approved by Barnett, Bouters, Lewis, Greenly
- Motion by Barnett to give Fran Telese \$1000 for social events.
  - 1. Second by Greenly
  - 2. Approved by Barnett, Bouters, Lewis, Greenly.
- Telese request liaison from board to social committee.
- Telese request to be approved to speak to insurance
- Telese request to roll over any unspent money into next year.
- **ACC Committee** - Motion to appoint Charlie Leo.
  - i. Second by Greenly.
  - ii. Approved by Barnett, Bouters, Lewis, Greenly.
- **Community Property Committee** - Motion by Barneet to Appoint Glen Naslen, and Joe Hodges.
  - i. Second by Lewis
  - ii. Approved by Barnett, Bouters, Lewis, Greenly.

#### 6. Unfinished Business:

- A. CONSIDER TO REPLACE FENCING AT MOBILE HOME PARK, AND OTHER FENCING PROJECTS, UNDER REVIEW AND APPROVE

**On Motion:** To replace trailer park fences with estimate from New Tampa Fence in the amount of \$8625.

**Motion made by Barnett, second by Lewis**

- Discussion among Directors and Members

**Motion Approved by - Barnett, Greenly, Lewis**

**Motion Opposed by - Bouters**

**On Motion:** To install metal gate at the well yard from the New Tampa fence for \$2500.

**Motion made by Barnett, second by Greenly**

- Discussion among Directors and Members

**Motion Approved by - Barnett, Greenly, Lewis, Bouters**

**On Motion:** To make repairs on Brentwoodhills Blvd with an estimate from New Tampa Fence for \$1350.

**Motion made by Barnett, second by Greenly**

- Discussion among Directors and Members

**Motion Approved by - Barnett, Greenly, Lewis, Bouters**

B. DISCUSS FURTHER ACTION TO REFUND \$80 ANNUAL DUES INCREASE THAT WAS PASSED BY THE BOARD IN 2023

a. TABLED

## 7. New Business:

A. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE

**On Motion:** To Approve invoices from Ballenger landcare for irrigation repair in the amount of \$2378.13, \$5168.64, \$5982.07.

**Motion made by Barnett, second by Greenly**

- i. Discussion among Directors and Members

**Motion Approved by - Barnett, Lewis, Greenly, Bouters**

**On Motion:** To Approve Mullis plumbing for pool repair in the amount of \$325.

**Motion made by Barnett, second by Bouters**

- ii. Discussion among Directors and Members

**Motion Approved by - Barnett, Lewis, Greenly, Bouters**

No invoice for sav-a-buc

**On Motion:** To approve an additional \$184 for lounge chair restrap.

**Motion made by Barnett, second by Bouters**

iii. Discussion among Directors and Members

**Motion Approved by - Barnett, Lewis, Greenly, Bouters**

B. DISCUSS BIDS FOR POLE LIGHTS AROUND POOL AND PARKING LOT, AND REPLACEMENT OF GROUND LIGHTING AT FRONT CORNER OF CLUBHOUSE – UNDER REVIEW AND APPROVE

**On Motion:** To approve an estimate from Morning Star Electric for \$8000 for lighting around the pool and parking lot.

**Motion made by Barnett, second by Lewis**

- Discussion among Directors and Members

**Motion Approved by - Barnett, Lewis, Greenly, Bouters**

C. DISCUSS BIDS FOR PALM TREE TRIMMING - UNDER REVIEW AND APPROVE.

**On Motion:** To approve estimate from Panorama for Palm tree trimming for \$13,390

**Motion made by Barnett, second by Lewis**

- Discussion among Directors and Members

**Motion Approved by - Barnett, Lewis, Greenly, Bouters**

D. DISCUSS BYLAW AMENDMENTS.

**TABLED**

8. **Adjournment:**

**On Motion:** To adjourn by Barnett.

**Motion made by Barnett, second by Bouters.**

**Motion Approved by - Barnett, Lewis, Bouters, Greenly**

\*\*Meeting Adjourned at 8:42 PM