

# BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

## **Board of Directors Regular Meeting Minutes October 21, 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), Larry Lewis (Vice President), Sala Garbaj (Treasurer), Adam Bouters (Secretary) was present. Glen Greenly was on the phone. A quorum was established. 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. Written notice was mailed to all members for Budget meeting, ACC amendments, and bylaw amendments.
  
3. **Reading of Minutes**
  - Barnett motion to approve Minutes of Special Meeting on 6/17/25, Regular Meeting on 9/9/25, Special Emergency Meeting on 9/9/25, Special Meeting on 9/11/25, Special Emergency Meeting on 9/11/25, Special Meeting on 9/12/25, Special Meeting 9/30/25.
    - i. Second By Bouters
    - ii. In favor - Barnett, Lewis, Garbaj, Bouters, Greenly.
  
4. **Directors reports:**
  - **President Report:**
    - Explained Minutes of 9/9/25 Special Emergency meeting.
  - **Vice - President Report:**
    - Nothing
  - **Treasurer Report:**
    - Nothing
  - **Secretary Report:**
    - Minutes of each meeting are approved at the next meeting.

**5. Committee Reports:**

- **Social Committee**: Had a wonderful Fall festival with 100 neighbors attending.
  - i. Mentioned the next event is on November 22nd - Craft Fair
- **ACC Committee** - Nothing
- **Community Property Committee** - Community member mentioned the community is looking better and palm trees and shrubs are looking good.

**6. Unfinished Business:**

None

**7. New Business:**

A. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE

1. INVOICES FROM BALLENGER LANDCARE FOR IRRIGATION REPAIRS

**N/A**

2. INVOICES FROM MULLIS PLUMBING

**N/A**

3. INVOICES FROM SAV A BUC POOL SERVICE

**N/A**

4. INVOICE FOR MORNINGSTAR

**N/A**

5. INVOICE FOR NEW TAMPA FENCE

**On Motion:** To approve invoices from New Tampa Fence for continuing fence repair for \$1400

**Motion made by Barnett, second by Garbaj**

- i. Discussion among Directors and Members

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

6. INVOICE FOR PATIO FURNITURE REPAIRS

**On Motion:** To take 10 more lounge chairs for restrap at \$120 each plus tax, conditional on current 10 being done satisfactorily.

**Motion made by Barnett, second by Garbaj**

- i. Discussion among Directors and Members

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

7. INVOICE FOR GATETECH

**N/A**

B. DISCUSS AND APPROVE TREE AND LANDSCAPING WORK

**On Motion:** To approve Panorama Tree Care Fertilization treatment for \$7800

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

- Discussion among Directors and Members

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

**On Motion:** To approve Ballenger Landscape for continued sprinkler adjustment work, Proposal #528 for \$770.01

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

- i. Discussion among Directors and Members

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

C. DISCUSS AND APPROVE REPAIRS TO S. VALRICO RD ENTRY

**TABLED - No estimate yet**

D. DISCUSS AND APPROVE 2026 BUDGET PROPOSAL.

**On Motion:** To accept our proposal for 2026 for total assessment amount of \$790,400.

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

- Discussion among Directors and Members
  - Barnett explained the budget to the members.
  - Bouters raised concerns about future budget shortcoming from lowering dues.

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

**Motion Opposed by - Bouters**

E. DISCUSS AND APPROVE BYLAW AMENDMENT PROPOSAL

**On Motion:** To approve bylaw amendments as reviewed and returned by Attorney Ellis from Becker Law.

**Motion made by Barnett, second by Garbaj**

- Discussion among Directors and Members
  - Barnett explained the bylaw amendments to the members.

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

F. DISCUSS AND APPROVE RECOMMENDED RULES OF ARCHITECTURAL STANDARDS AND GUIDELINES AMENDMENTS PRESENTED BY ACC

1. Barnett, Leo, Pam and Todd Mcguire agreed to present for approval the revised rules of architectural standards and guidelines as reviewed and returned by Attorney Ellis from Becker Law.

**On Motion:** To accept the rules of architectural standards and guidelines as proposed by the ACC and as reviewed and returned by Attorney Ellis from Becker Law.

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

- Discussion among Directors and Members
  - Barnett explained the amendments to the rules of architectural standards and guidelines to the members.

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

8. **Adjournment:**

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

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

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

\*\*Meeting Adjourned at 8:49 PM