

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Special Meeting Minutes December 2, 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), and Glen Greenly were present. A quorum was established. Mcneil Management was not 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 forgo reading of minutes and approve Special Emergency Minutes on 10/27/25, Minutes of Regular meeting on 11/11/25, and Special Closed Meeting Minutes on 11/20/25 & 11/21/25.
 - i. Motion by Barnett second By Garbaj
 - ii. In favor - Barnett, Lewis, Garbaj, Bouters, Greenly.

4. **Directors reports:**
 - **President Report:**
 - An election will be in March to elect 2 more people to the board.
 - Taking bids to re-marcite the pool. We have one so far, looking to get more.
 - Landscaping continues to mow and trim, and they have agreed to grind the stumps for free. Further renovations are planned for 2026.
 - Lighting is repaired at Lumsden. Waiting on insurance to repair lighting at Valrico road.
 - **Vice - President Report:**
 - Nothing

- **Treasurer Report:**
 - Nothing
- **Secretary Report:**
 - Nothing

5. Committee Reports:

- **Social Committee:** - Nothing
- **ACC Committee** - Nothing
- **Community Property Committee** - Nothing

6. Unfinished Business:

None

7. New Business:

A. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE

1. INVOICES FROM BALLENGER LANDCARE FOR IRRIGATION REPAIRS/ WAITING

N/A

2. INVOICES FROM PANORAMA TREE CARE/ \$350 EXTRA S VALRICO RD

On Motion: To approve payment of \$350 to Panorama Tree care.

Motion made by Barnett, second by Garbaj

- i. Discussion among Directors and Members

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

3. INVOICE FOR MORNINGSTAR/ WAITING

N/A

4. INVOICE FOR NEW TAMPA FENCE/ WAITING

N/A

5. INVOICE FOR PATIO FURNITURE REPAIRS/ UMBRELLA REPAIRS
WAITING

On Motion: To take an additional 10 more lounge chairs for restrap at \$1284.00

Motion made by Barnett, second by Lewis

- i. Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

6. INVOICE FOR GATETECH/ EMERGENCY CALL BOX \$1873.19

N/A

B. REVIEW AND APPROVE PARKING LOT REPAIRS

On Motion: To approve proposal #60765A (\$8750) from AMJ Asphalt.

Motion made by Bouters, second by Garbaj

- Discussion among Directors and Members

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

C. REVIEW AND APPROVE PATIO FURNITURE REPAIRS AND UMBRELLA PURCHASE

On Motion: To approve up to \$1000 for umbrella repair.

Motion made by Barnett, second by Bouters

- Discussion among Directors and Members

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

D. REVIEW AND APPROVE BOCCE BALL AREA RENOVATION.

On Motion: We pay new Tampa Fence \$1468 to put fence up in the dog area, and \$100 for Bocce ball area.

Motion made by Barnett, second by Greenly

- Discussion among Directors and Members

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

E. REVIEW AND APPROVE FENCE REPAIRS AND REPLACEMENTS

N/A

F. REVIEW AND APPROVE TRUCK RENTAL

On Motion: Allow for up to \$350 to get a Uhaul truck.

Motion made by Barnett, second by Greenly

- Discussion among Directors and Members

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

G. REVIEW AND APPROVE S VALRICO RD WRECK RENOVATIONS AND MORE LANDSCAPE LIGHT BUDGET

On Motion: Allow for up to \$200 for miscellaneous lighting needs

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

H. REVIEW AND APPROVE LANDSCAPING CLEAN UP AND GRADING

On Motion: Approve Panorama \$1860 to haul and grade.

Motion made by Barnett, second by Bouters

- Discussion among Directors and Members

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

On Motion: Allow for up to \$100 to get a hauling wagon.

Motion made by Garbaj, second by Barnett

- Discussion among Directors and Members

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

I. REVIEW AND APPROVE JB ELECTRIC REPLACE CONTACTOR

On Motion: Approve JB Electric \$925 to repair contactor, and allow for up to \$400 to pay for previous work.

Motion made by Barnett, second by Greenly

- Discussion among Directors and Members

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

J. BOUTERS PRESENT SOLAR ENERGY PLAN

N/A

K. BOARD CONSIDER ADDING DIRECTOR POSITIONS BY HOLDING ELECTION AT 2026 ANNUAL MEETING

On Motion: Hold an election in March 2026 to election two additional seats to the board.

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

L. BOARD ADDRESS SOCIAL COMMITTEE

On Motion: To dissolve the Social Committee

Motion made by Barnett, second by Greenly

- Discussion among Directors and Members
- The decision was unanimous among present community members and directors to eliminate the committee, and let residents function independently.

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, Bouters, Greenly

**Meeting Adjourned at 9:56 PM