

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Special Emergency Meeting Minutes December 29, 2025

1. **Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:18 PM

- Roll Call of Directors/Verification of Quorum: Olin Barnett (President) and Larry Lewis (Vice-President), Adam Bouters (Secretary) and Glen Greenly were present. A quorum was established.

2. **Proof of Notice**

- Verification of Timely Notice of Meeting: Notice is not necessary for a Special Emergency Meeting complying with our Bylaw and Florida Statutes. Posting of meeting notice and agenda were placed at the community center gate. McNeil Management was not available to post on the website.

3. **Reading of Minutes**

- None

4. **Directors reports:**

- **President Report:**
 - Letter to Stewart is ready to be sent out.
 - Looking for bids for Janitor and Pool.
- **Vice - President Report:**
 - None
- **Treasurer Report:**
 - None
- **Secretary Report:**
 - None

5. **Committee Reports:**

- **Social Committee:** None
- **ACC Committee** - None
- **Community Property Committee** - None

6. **Unfinished Business:** None

7. **New Business:**

A. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE

1. INVOICE FOR PATIO FURNITURE REPAIRS/ UMBRELLA REPAIRS (WAITING)

Postponed till March / April

2. INVOICE FROM NEW TAMPA FENCE /(overage from November)

On Motion: To approve the payment to New Tampa Fence in the amount of \$2363.00

Motion made by Barnett, second by Bouters

- Discussion among Directors

Motion Approved by - Barnett, Lewis, Bouters, Greenly

B. REVIEW AND APPROVE PARKING LOT REPAIRS

Postponed till April / May

C. REVIEW AND APPROVE PATIO FURNITURE REPAIRS AND UMBRELLA PURCHASE

N/A

D. REVIEW AND APPROVE PLAYGROUND AREA LIGHTING

Larry leading the inquiry into a lighting solution

E. REVIEW AND APPROVE S VALRICO RD WRECK RENOVATIONS.

N/A

H. REVIEW AND APPROVE LANDSCAPING CLEAN UP AND GRADING (WAITING)

On Motion: To cut one palm for \$480.

Motion made by Barnett, second by Lewis

- Discussion among Directors

Motion Approved by - Barnett, Lewis, Bouters, Greenly

On Motion: To move the Lumsden road entry way plants for \$1900

Motion made by Barnett, second by Lewis

- Discussion among Directors

Motion Approved by - Barnett, Lewis, Greenly

G. REVIEW AND APPROVE NOTICE FOR ACC GUIDELINE AMENDMENT - ROOFING MATERIALS AND FINISHES

Returned to attorney with revised wording

8. **Adjournment:**

On Motion: To adjourn by Greenly

Motion seconded Bouters

Motion Approved by - Barnett, Lewis, Greenly

**Meeting Adjourned at 8:36 PM