BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Special Meeting Minutes
July 21, 2026

1. **Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:09 PM.

    - Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Larry Lewis (Vice President), Ron Goddeaus, and Glenn Naslund were present. 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.

3. **Reading of Minutes**
    - Naslund's motion to forgo reading of minutes and approves Minutes for meetings on 6/9/26
        i. Motion by Naslund, second by Goddeaus
    - In favor - Barnett, Lewis, Goedaeus, Naslund

4. **Directors reports:**

    - **President Report:**
        - Trying zoom for meetings and will see how it goes for future meetings.
    - **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. DIRECTORS CONSIDER CANDIDATES TO FILL VACANCY

On Motion: Motion to nominate Dan Hazy.
Motion made by Naslund, second by Goddeaus

On Motion: Motion to nominate Kim Norman.
Motion made by Lewis, no second

Motion to appoint Hazy Approved - Barnett, Goddeaus, Naslund
Motion to appoint Hazy Opposed - Lewis

B. REVIEW AND APPROVE BIDS FOR POOL MAINTENANCE CONTRACTORS

On Motion: Motion to Approve Jims Pool Service.
Motion made by Barnett, second by Naslund
Discussion among Directors and Members
Motion Approved by - Barnett, Naslund, Goddeaus, Hazy

C. LMP- REVIEW AND APPROVE PALM TREE TRIMMING, IRRIGATION REPAIRS

On Motion: Motion to approve LMP palm tree trimming and irrigation repairs.
Motion made by Barnett, second by Hazy
Discussion among Directors and Members
Motion Approved by - Barnett, Naslund, Goddeaus, Hazy

D. PANORAMA- REVIEW AND APPROVE DEAD TREE REMOVAL, LANDSCAPING RENOVATION

On Motion: Motion to Approve Panorama to cut 5 trees.
Motion made by Barnett, second by Naslund
Discussion among Directors and Members
Motion Approved by - Barnett, Naslund, Goddeaus, Hazy
Lewis departed meeting

On Motion: Motion to Approve $12,000 for landscape renovation at Lumsden Rd entry.
Motion made by Naslund, second by Goddeaus
Discussion among Directors and Members
Motion Approved by - Barnett, Naslund, Goddeaus, Hazy

E. REVIEW AND APPROVE RENOVATION OF S VALRICO RD ENTRY CAUSED BY CAR WRECK

On Motion: Motion to Accept Progressive Insurance claim nominally $7,200.
Motion made by Naslund, second by Goddeaus
Discussion among Directors and Members
Motion Approved by - Barnett, Naslund, Goddeaus, Hazy

F. REVIEW AND APPROVE AMENDMENTS TO CLUBHOUSE AND POOL RULES POLICY

On Motion: Motion to Amend club house rule policy for age, reservations, and pool showering.

Motion made by Barnett, second by Hazy

Discussion among Directors and Members

Motion Approved by - Barnett, Naslund, Goddeaus, Hazy

G. REVIEW AND APPROVE RIGHT TO SPEAK POLICY FOR ZOOM MEETINGS

Directors will review and present at next meeting

8. <u>Adjournment:</u>

On Motion: To adjourn by Naslund.

Motion made by Naslund, second by Goddeaus.
Motion Approved by - Barnett, Goddeaus, Naslund, Hazy

**Meeting Adjourned at 8:52 PM