

# **Brentwood Farms Property Owners Association, Inc.**

## **Annual Meeting Minutes**

**March 23, 2022**

The annual meeting of the Brentwood Farms Property Owners Association, Inc., met on Wednesday, March 23, 2022 at 9:00 a.m. at the Citrus Hills Activity Center Auditorium, located at 240 West Fenway Drive, Hernando, Florida 34442, pursuant to notice sent by U.S. Mail. Board members present for the meeting were: Cyle Moses, Karen Peters, Sandra Taylor, and Dawn Van Beughem.

Mr. Moses called the meeting to order at 9:08 a.m. presenting Proof of Notice for the meeting. Copies of last annual meeting minutes, which were from 2019, had been mailed prior to the meeting and Mr. Moses asked for a motion to waive the reading of the 2019 minutes and to approve them as presented. A motion was made, seconded, and unanimously carried to approve the 2019 minutes as presented.

Mr. Moses stated that the Developer is listed as a 'Class A' voter, meaning that we have 1 vote per lot. 13 lots were represented by the developer, 99 proxies have been received by mail, and there were 38 residents in attendance, constituting a quorum to conduct business.

### **Financial Report and 2022 Budget:**

Mr. Moses opened the discussion of the Financials stating the Association is very healthy and indicating that the Developer is still funding all deficits and maintaining the finances appropriately. Then turned it over to Mrs. Peters who asked if there were any questions about the financial statement or the 2022 budget.

A resident asked what the parentheses mean on the financial statement. Mrs. Peters addressed her question by informing everyone the parentheses represent the difference between what was budgeted versus what was spent.

Another resident asked what the "Community Association Management" fee was for. Mr. Moses explained that is the cost of managing the community, mailings, contracts, and handling all other day to day business.

Mr. Moses asked if there were any additional questions about the financial statement or the 2022 Budget, there being no further questions, a motion was made, seconded, and unanimously carried to approve the financial report as presented.

Mr. Moses advised that per Florida Statutes, the Association membership may vote each and every year as to whether the Association records should be audited, or have a lesser review on a year-to-year basis to which an affirmative vote for a lesser review was made, and unanimously carried.

### **Old/New Business:**

Mr. Moses opened up old/new business by informing the residents that the Spectrum Bulk Service contract was being reviewed in preparation for the current contract that will expire in May of 2023 and we will be looking at any company that is able to provide comparable services. He continued by informing the residents the Developer is a 'Class A' voter, and as such is not responsible for paying the deficit. The Developer will continue to pay the deficit as long as the Developer appointed Board Members are voted in each year, if they are not then it will trigger immediate turnover.

A resident asked if there was a timeline for road resurfacing, as he had concerns about construction traffic in the community. Mr. Moses informed everyone the roads are continuously monitored and if there is any particularized damage caused by construction then that would be repaired accordingly. He continued informing the residents that the roads are designed with the intent of construction and community development.

Another resident asked about the trees that were planted by the Developer along Brentwood Circle saying that some of them appear to be lifting the road. Mr. Moses asked that if anyone has concerns to let us know so we can evaluate each area on a case-by-case basis.

There was a question from a resident about why the gate call box only works with local phone numbers and doesn't call long distance numbers. Mrs. Taylor explained that the current phone service isn't capable of long-distance dialing but that we are currently looking at cellular call boxes that will allow for long distance so we can accommodate the residents who do not have local numbers.

Mr. Moses asked if there were any additional questions about old or new business. There being no additional questions he announced the dates for 2022 quarterly Board meetings which will be held at the Citrus Hills Administrative office at 2476 N. Essex Avenue at 10:00 a.m. on May 18<sup>th</sup>, July 19<sup>th</sup>, and December 20<sup>th</sup>.

#### **Election of Board Members:**

Mr. Moses asked if there were any additional ballots to be collected and counted, which there were an 9 additional ballots turned in at the meeting. All votes were tallied, and the results are as follows: Cyle Moses, President; Karen Peters, Treasurer; Sandra Taylor, Secretary; Dawn Van Beughem, Resident; Cynthia Steitz, Resident Board Member. The write in votes were mentioned but only the above listed were added to the Board.

There being no further business to come before the Association, upon motion duly made, seconded, and unanimously carried, the meeting adjourned at 10:53 a.m.

---

Sandra Taylor, Secretary