

**BROOKSHIRE BATH AND TENNIS
BOARD OF DIRECTORS MEETING NOTICE AND AGENDA
Tuesday May 26, 2009, 7PM.
BROOKSHIRE CLUBHOUSE
Minutes**

Present: Debbie Keller, Vee Gee McCort, Glenn, Barger, Jeff Key, Ben Stewart, Vince Hayes
Jayne Grant Via conference call

Absent: Lee Redmond and Eileen Mazur

From Alliant: Doreen Falcone

I. Call to Order and Establish Quorum:

- A quorum was established and Debbie Keller called the meeting to Order at 7:01PM

II. Approval of Minutes

- A.** Approval of Minutes from previous meetings

Motion: Motion made by Debbie Keller to approve the minutes from the meeting on 4-28-09 Seconded by Glenn Barger all in favor Vote 6-0 Passed

III. Presidents Update:

- Debbie Keller gave an update on the progress of Land Solutions. A request to place a sign on the corner of 6 mile cypress and Daniels pkwy was requested by Land Solutions and approved. Brookshire should receive the first \$25,000 check after the end of the 30-day appeal period.
- The Board discussed landscape improvements made by either Brookshire or Land Solutions and it was stated that any improvements made by Land Solutions would become the responsibility of Land Solutions to maintain, if Brookshire makes improvements, Brookshire will be responsible to maintain.
- The brick entrance will most likely come down in the future at the expense of Land Solutions expense due to the widening of the road that the county may require.

IV. Treasurer's Update:

- Treasurer Vince Hayes submitted his report see attached.
- The board discussed the current foreclosure market and how they are handling the budget and the board stated they set aside money to try to cover some of the losses due to current market.
- Debbie commented that there have been several foreclosure sales in the community recently which will help offset some of the losses.

V. Old Business:

A. Fenced common area amenities – tennis and basketball court complete

- Debbie discussed the new 10' fence installed around north tennis court and the basketball court has at 6' fence. Joe will unlock the gate before he leaves around 1pm and the second shift person will check the fence/court areas and lock up at closing.

B. Fence project around big pool heater/pump:

- No update at this time. Awaiting Carter fence and Alliant to resolve contract timing
- C. Removal of old gas heaters at large pool and installation of by-pass piping and Valves**
 - When fence is complete, they will remove the old equipment between the heaters and the pumps at both pools.
- D. Repairs completed on the elevated lights at the large pool and the parking lot lights**
 - Electrician will be here tomorrow to replace the lights in parking lot and large pool area.
- E. Status of entryway signage:**
 - The Board discussed the entry signage and felt at this time with Land Solutions making changes to the entry by widening the roadway to add an additional turn lane the Board felt it was better to hold off on making major changes and spending money and at this time will only change the sign, repair or replace necessary lighting and clean the stucco area.
- F. Status of roof seal, repair and painting:**
 - Debbie Keller submitted the paint chart for the roof on the clubhouse and bathroom in small pool area. The decision was made to change the color to traditional terracotta. This project will begin next week.

VI. ARC Committee Updates:

- A. Committee report:**
 - Vee Gee McCort read her current ARC report and the board held discussion on an unapproved patio on Southwell. Vee Gee submitted several approvals and requested Doreen send out ARC approved and unapproved letters to the residents and copy the board.
 - Vee Gee also requested all copies of ARC approval letters be put in the book in the office for future reference. Alliant to supply copies of all approval letters since June 2008.
 - Discussion on payment to Askal Landscaping. Askal told members of the community that the master association did not pay him a balance of over \$7,000. Vince Hayes made copies of the cleared checks for Jeff Key who will follow up with Jared the owner of Askal Landscaping. Jeff said he would meet with Jared to verify that all payments have been made and Brookshire master does not owe money to Askal.
 - Jeff will report back to the master board after meeting with Jared

Motion: Motion made by Vee Gee requesting Alliant send a letter to the resident of 6601 Southwell Dr. telling them to remove the unapproved section patio that was installed. Seconded Ben Stuart all in favor vote 7-0 passed.

VII. New Business/Announcements

- A. Brookshire Cocktail Party & hor d'oeuvres – Saturday, May 30 at 630pm**
 - Debbie discussed the cocktail party will be Saturday come and enjoy Thank you to Barbara and Wilma for organizing.
- B. Brookshire Backyard BBQ – Saturday, June 20 at 5pm**

- After May 30th there will be a sign up sheet posted on the bulletin board and placed out front on the counter for the BBQ

C. Security Cameras for Clubhouse and Pool areas

- Debbie Keller reported due recent issues with kids jumping the fence at the large pool and causing damage to the fence. Debbie discussed installing cameras and has contacted several companies to come out and give bids for the clubhouse and the small pool. The initial cost will we can use wireless outside and add cameras as needed. They offer pool alarms and other options as well. Debbie will update the members once all the bids have been received to make a final decision.

D. Employee usage of clubhouse facilities

- Debbie discussed allowing the employees to have use of the Brookshire Amenities. The board discussed and saw this as a great benefit for the employees.

Motion: Motion made by Debbie Keller to allow Brookshire employees and their immediate family use of the Brookshire amenities, seconded by Glenn Barger All in favor. Vote 7-0 motion passed.

E. Committee Formation

Motion: Motion made by Jeff Key to start a landscape committee Seconded by Vee Gee McCort.

Discussion: Jeff stated last year he started offering his opinions to the board and feels that a committee would offer more uniformity to the landscape decisions made in the community. The committee would be more inclusive and offer their opinion to the board. Vee Gee McCort said Lee Redmond and Vince Hayes asked her opinion on the front entrance due to her past involvement on the landscape committee. Vee Gee McCort stated when she was on the landscape committee they contacted a landscaper architect from Punta Gorda who told them how to plant drought tolerant plants as well as other excellent suggestions but after many meetings the Board did not agree with the committee's decisions. Vee Gee said based on previous lack of interest she would not be consider starting another landscape committee Jeff still believes a landscape committee is still viable option. Jeff does not have time to be chairperson but wants a committee to meet once a month to discuss options.

Debbie stated a committee is not necessary to get work done and include people. Volunteer days can still occur w/out a committee and emails/phone calls can be used at ad-hoc times rather than waiting once a month to meet. As things are needed, Brookshire should address and not wait for a "set" meeting date. The committee would consist of the same people doing the work today, so why form a committee just to form a committee. A rolling list of items/issues is sufficient and as long as projects are prioritized, a committee is not required. Vince said that at current time, there are not that many landscaping issues. Many have been addressed or in progress. A few items remain and we are tackling one at a time.

Glenn and VeeGee agree that at this time a landscape committee is not needed

All in favor of starting a landscape committee Vote 6 No and 1 Yes - Jeff Key , Motion failed

F. Removal of canopy on East entrance, new concrete sidewalk areas on east side of Clubhouse and new sod in front of clubhouse and pool area

- Vince Hayes updated the members on the removal of the canopy and said it will not be replaced they will also add a sidewalk along from the entrance off

Brookshire Lake Blvd entrance to the parking lot entrance in addition they will be adding sod in from of the clubhouse and pool area.

G. Removal of unused soffit lights and fill-in with soffit panels To be done in Conjunction with the roof painting:

- Vince Hayes also stated that after the roof has been painted they will be removing the unused soffit lights and fill in the panel areas

H. Berm behind Brookshire Village 1

- Debbie discussed the removal of one dead palm. The amended documents state the berm area is the responsibility of BV1. Jeff Key stated his board agreed they would remove the tree and determine the outcome of payment later. Jeff will look into this with a legal opinion from Brookshire I attorney.
- Vince also said the docs state the Master should not be responsible for the grass along Radcliffe Drive that is along the outside of the hedge area. The appropriate condominium associations should maintain that area as well in reading the documents
- Alliant sent a letter to BRKI Management Company stating that the master would not cut down the dead palm and effective July 1; the condo should assume responsibility of the grass along Radcliffe. Jeff would like to delay the July 1st decision at least another 30 days until he can get a legal opinion. Alliant should send letters to Brookshire I, II and III explaining the situation and giving until Sept 1, 2009

I. Breeze Newsletter

Motion: Motion made by Jeff Key, who would like to start a committee for the Breeze Newsletter to make it more consistent. Seconded by V. Hayes. Discussion on the motion produced the following points:

1. Breeze will be published six times per year.
2. Breeze will be limited to eight pages of print per issue.
3. The website version may include additional items not included in the print version.
4. Each issue shall include a President's Report, as well as other articles on subjects pertinent to Brookshire residents.
5. Jeff Key will chair the Breeze committee.
6. Jeanne Biery will remain as editor.
7. Directors will receive advance copies of the articles and have final approval of contents prior to publication.

The question was presented for the vote. There were 5 Yes and 1 No - Debbie Keller. Motion passed.

VIII. ADJOURNMENT

Motion: Motion to adjourn made by Debbie Keller at 8:50 Jeff Key seconded. All in favor Vote 6-0 passed