

**BRENTWOOD POINTE II HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 2, 2006  
MINUTES**

**DATE AND TIME**

A regular meeting of the Board of Directors of the Brentwood Pointe II Homeowners' Association was held on Thursday, March 2, 2006 at 5:15 p.m. in the clubhouse.

**CALL TO ORDER – PRESIDING OFFICER**

The meeting was called to order at 5:15 p.m. by the President, Mike Norwood. Tabbetha Muller represented the management company, Timmons Properties, Inc.

**QUORUM**

A quorum was established with the following Directors present:

*Mike Norwood – President  
Todd Petrowski – Vice President  
David Weatherman- Secretary  
Sandi Inman – Director  
Kay Keaton - Director*

**APPROVAL OF PRIOR MINUTES**

Motion to approve minutes from February 2, 2006 meeting by Todd Petrowski, seconded by Kay Keaton and unanimously approved.

**FINANCIAL REPORT**

Motion to approve financials from February 28, 2006. Motion by Sandi Inman, seconded by Dave Weatherman and unanimously approved.

**NEW BUSINESS**

The Board would like to table the discussion on bids for building repairs including scraping, painting and new gutters until a later date. The Board will get together on their own to review all bids acquired.

A discussion regarding numerous complaint phone calls from Tom Harris regarding Units 1127 and 1128. Mr. Harris feels that the teenagers in these units are disrespectful by hanging out in the parking lot, playing music loud and throwing cigarette butts as well as garbage onto the ground. The Board has advised Tabbetha Muller if Mr. Harris calls back to please ask him to notify the Brentwood Police regarding noise if it is after 10:00 p.m.

The Board has asked Tabbetha to contact ARS regarding the flood issues in Units 1037 and 1038. The Board does not feel that the line that was backed up could be in a common area and that liability possibly belongs to Unit 1038. Tabbetha will report back to the Board via email her findings.

It was mentioned that the front fence has been kicked in several places along General George Patton Drive and the Board would like Tabbetha to add to the ongoing work order list.

### ADJOURNMENT

With no further business to be brought before the Board, a motion was made to adjourn the meeting by Mike Norwood, seconded by Sandi Inman. The meeting was adjourned at 5:45 p.m. The next meeting will be on Thursday, April 6, 2006 at 5:15 in the clubhouse.

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President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**BRENTWOOD POINTE II HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 2, 2006  
MINUTES**

**DATE AND TIME**

A regular meeting of the Board of Directors of the Brentwood Pointe II Homeowners' Association was held on February 2, 2006 at the clubhouse at 5:15 p.m.

**CALL TO ORDER – PRESIDING OFFICER**

The meeting was called to order at 6:10 p.m. by the President, Mike Norwood. Tabbetha Muller represented the management company, Timmons Properties, Inc.

**QUORUM**

A quorum was established with the following Directors present:

*Mike Norwood – President  
Todd Petrowski – Vice President  
Sandi Inman – Director  
David Weatherman  
Kay Keaton - Director*

Before the meeting started, a guest from 1106, Brandy Thornton, stopped by to discuss the letter she had received regarding the bucket truck. The bucket truck, in fact, belongs to her roommate and she has spoken with her roommate several times regarding not parking the bucket truck for extended amounts of time. Brandy understands that the bucket truck cannot be parked overnight at any time. The Board agreed to allow Brandy's roommate to come home for lunch one hour each day and bring the bucket truck onto the Brentwood Pointe II property. Brandy also mentioned that there were numerous children playing in the street in front of Phase I. She was very concerned that the children may get hit by a car turning into Brentwood Pointe II. Sandi advised Brandy that she manages Brentwood Pointe I and had spoken to this family numerous times. A suggestion was made to include this in the next newsletter. Brandy also mentioned that she has to watch where she walks in her own yard due to excessive amounts of dog poo. She wanted to ask the Board to mention in the next newsletter if pet owners would be mindful of non pet owners and pick up after their pets.

**APPROVAL OF PRIOR MINUTES**

Approval of the prior minutes with "printing" being changed to "painting" two times. A motion was made by Sandi, seconded by Todd and all approved.

## **FINANCIAL REPORT**

Financials were discussed from period ending January 31, 2006. The Board asked Tabbetha to check invoice #15316 in regards to mailbox and numbers if this was in fact a mailbox and numbers that were replaced or just mailbox numbers and get back to them. The Board also asked Tabbetha if in the future she could make detailed notes in the memo section. Tabbetha discussed with the Board preparing a spreadsheet of the Timmons Maintenance invoices so they could better understand the financials. The Board requested that Tabbetha email the budget to Mike as to prepare for the Annual Meeting. A motion was made to approve the financials by Sandi, David seconded and all approved.

## **NEW BUSINESS**

A discussion was held on the paint and gutter repairs recently done by Timmons Maintenance on units 837-840. Mike would like to look at the building one more time and follow up with Tabbetha in regards to the possibility of the paint needing a little touch up already.

The Board has requested that Tabbetha keep a list of maintenance items and have one trip per month by Timmons Maintenance onto the property as to save costs. They also asked Tabbetha to find out about the drainage invoices which appear monthly with Timmons Maintenance.

A discussion was held regarding contacting Comcast and the light pole still being out. The Board is requesting that an attorney send Comcast a letter.

Todd Petrowski mentioned numerous potholes in the Brentwood Pointe II parking lot. Todd will contact Tabbetha in regards to exactly how many potholes there are and have them repaired as soon as possible.

The Board has requested that their monthly bank statement be a part of their agenda package. Tabbetha will let the bookkeeper, Debra Phillips, know.

A discussion on the "No Parking" sign took place. The Board unanimously approved for Tabbetha to have Signs First put the sign together and Timmons Maintenance will install the sign the first trip out.

Tabbetha Muller had presented a newsletter to the Board in their agenda for suggestions and changes. The Board has asked that the newsletter be sent with the Annual Meeting notice to save cost on postage and also to send to renters as well as homeowners. A couple of things will be added to the newsletter, i.e. parking in the fire lane is subject to being towed, as well as porches are not for storage.

The Board has requested that Tabbetha obtain three more bids for the paint repair and gutter repair that has previously taken place by Timmons Maintenance to present to the

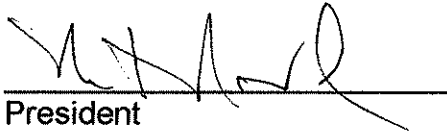
homeowners at the Annual Meeting. She will email the Board as she receives these to keep them up to date.

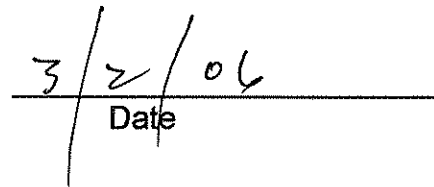
Tabbatha Muller had received a letter from the attorney regarding the Hensley suit and relayed to the Board a court date had been sent for April, 2006. The attorney is in hope that the Hensleys will settle out of court. It is being looked at at this time and making a second offer.

The Board has asked Tabbatha to obtain carpet cleaning bids for the clubhouse for the Annual Meeting. The next meeting will be the Annual Meeting on Thursday, March 2, 2006. The Board will meet at 5:15 p.m. for a regular meeting. The Annual Meeting will be at 6:00 p.m. in the clubhouse.

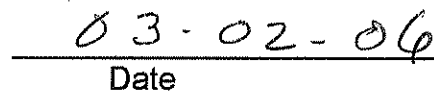
### ADJOURNMENT

With no further business to be brought before the Board, a motion was made to adjourn the meeting by Dave, seconded by Todd at 7:00 p.m.

  
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President

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Date

**BRENTWOOD POINTE II HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 5, 2006  
MINUTES**

**DATE AND TIME**

A regular meeting of the Board of Directors of the Brentwood Pointe II Homeowners' Association was held on January 5, 2006 at the clubhouse.

**CALL TO ORDER – PRESIDING OFFICER**

The meeting was called to order at 5:15 p.m. by the President, Mike Norwood. Tabbetha Muller and Jim Trout represented the management company, Timmons Properties, Inc.

**QUORUM**

A quorum was established with the following Directors present:

*Mike Norwood – President  
Todd Petrowski – Vice President  
Sandy Inman – Director  
Kay Keaton - Director*

**ABSENT:**

*David Weatherman*

**APPROVAL OF PRIOR MINUTES**

A motion was made to accept the prior minutes dated December 7, 2005.

**FINANCIAL REPORT**

Financials were discussed. A motion was made to accept the Financials for December 31, 2005 with a seconded unanimously agreed upon.

**NEW BUSINESS**

Discussion took place regarding a light pole not working in the parking lot. Tina Cole had contacted Jim Trout on Thursday, stating that she was concerned because she had seen an elderly lady fall. Two people helped the lady up. No report has been made to Timmons Properties or any Board member regarding this. The Board is concerned about liability issues. Timmons Properties recommended that the Board have the work done and send the bill to Comcast, who cut the power line. The Board decided to schedule to have the repairs done to avoid liability purposes, if Comcast does not set a time to make repairs by Friday, January 6, 2006. The Board also asked that a notice be

sent to 1145-1148 asking the residents of these units to leave their lights on until the matter with the light pole is resolved.

Discussion on building repairs to 1125-1128 took place. These repairs were to do only the painting needed. Jim Trout reviewed the result and decided it was unacceptable and had more painting done at no additional charge. The second building is now complete. The gutters are to be installed on Friday, January 6, 2006. The Board will look at the second building which is 837 to 840 and review these repairs over the weekend.

Discussion took place on the Annual Meeting and the terms of the current Board. The Board asked Tabbetha to email on Friday, January 6, 2005 the positions coming available for the new year.

Discussion took place on both lawsuits (a) Mills latest correspondence was in agenda package for the Board to review regarding the CAU lawsuit, (b) the second lawsuit against the Hensleys now has a court date for May 3, 2006. Attorney, Darick Smith offered the Hensleys a \$15,000 settlement, which the Hensleys have declined. The Hensleys are requesting a no jury trial, just a judge. Derrick believes this to be in the favor of the Association.

Discussion on fee increase. Jim Trout again advised the Board of their fiduciary responsibility to Brentwood Point II to maintain the property. The Board has agreed to meet without Timmons at a later date this month to discuss in detail the fee increase situation to try and come to an agreement prior to an Annual Meeting. The Board would like to present at the Annual Meeting justification for an increase in fees.

The Board asked Tabbetha to contact Art Lowen to find out if they can limit how many units one investor can have and how to enforce this. They would like to know if they would need a homeowner's vote or not or if this is something the Board could make a decision on.

Newsletter issues were discussed. Tabbetha was asked to begin preparing the next newsletter for Brentwood Pointe II. Topics to include reminding the residents about trash issues, parking restrictions, window violations and pet policies.

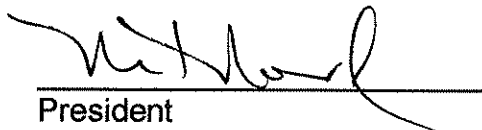
Discussion regarding some items on financials took place. Sandy discussed the possibility of Bell South offering a savings to turn off the 911 phone at the pool. The Board asked Tabbetha to contact Bell South and get details. The Board asked Tabbetha to provide on Friday, January 6, 2006 the Timmons Maintenance proposals for painting an entire building and doing gutter repairs for an entire building.

Discussion on cars being towed and the recommendation by Tabbetha to install a sign as you enter Brentwood Pointe II on the left hand side of the property reading "boats, trailers and commercial vehicles are PROHIBITED and will be towed without further notice at owner's expenses," then list F&B Wrecker 377-1936. The Board asked

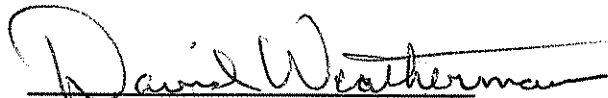
A discussion was held on emails received from Wesley Bezuidenhot of #841. The Board unanimously agreed that the neither Association nor Timmons Properties, Inc. would reimburse Wesley for the \$27 to acquire a copy of the By-Laws. Tabbetha will inform Wesley that he had a copy of By-Laws at closing and any additional copies would be obtained through "Condo Certs". Tabbetha will also let Wesley know that at the Annual Meeting, building repairs will be discussed that the Board can only do what they are able to do financially and this is the reason for an in-depth discussion on fee increases.

### ADJOURNMENT

With no further business to be brought before the Board, the meeting was adjourned at 7:00 p.m. The next meeting is scheduled for Thursday, February 2, 2006 at 5:15 at the clubhouse.

  
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President

2/2/2006  
Date

  
\_\_\_\_\_  
Secretary

02-02-2006  
Date

**BRENTWOOD POINTE II HOMEOWNERS'  
ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 7, 2005  
MINUTES**

**DATE AND TIME**

A regular meeting of the Board of Directors for the Brentwood Pointe II Homeowners' Association was held on Wednesday, December 7, 2005, at 5:15 p.m. in the clubhouse.

**CALL TO ORDER - PRESIDING OFFICER**

Todd Petrowski, Vice-President, called the meeting to order. Tabbetha Muller and Jim Trout represented the Management Company, Timmons Properties, Inc.

**QUORUM**

A quorum was established with the following directors present:

*Mike Norwood – President  
Todd Petrowski – Vice President  
David Weatherman – Secretary/Treasurer  
Sandi Inman – Director  
Kay Keaton – Director*

**APPROVAL OF PRIOR MINUTES**

A motion was made to accept the minutes as presented for the last board meeting, dated October 6, 2005. A second to the motion was made and it was unanimously approved by all directors present to accept the minutes as presented.

**FINANCIAL REPORT**

A motion was made to accept the financial reports for the periods ending November 30, 2005 and September 30, 2005. A second to the motion was made and it was unanimously approved by all directors present.

**NEW BUSINESS**

A discussion was held regarding the light pole where Comcast cut the line. Jim Trout made contact with Comcast Cable. Comcast made an agreement to take care of the pole. Nothing has been done as of this date. The Board asked Jim Trout to contact Comcast once again and to

please state it was a safety issue, and the Homeowners' Association does not want to be held liable should anything happen. It is very important that the light repaired as soon as possible.

The Hensley Lawsuit was discussed. At this time, there is a possible court date in May of 2006.

The Association has filed against CAU, and they have until spring to respond.

Regarding repairs to the building, it has been decided there will be no partial repairs done. The first building was a test. Going forward, only full building repairs will be made. At this TPI is on the second building. Following the completion of the second building, all work will be suspended until the winter months are over. Any other repairs called in will be patched until the winter season has passed, at which time we will move forward with full repairs.

Ruby, an elderly woman residing in unit 844, contacted Tabbetha to request approval from the Board to place a container at her door, where the post office can deliver directly to her door. She claims she has approval from the postman at Brentwood Pointe II that he will bring the mail to her door. The Board asked Tabbetha to drive by unit 844 to verify there are columns where a small container could be attached to the back of the column.

Regarding the 2006 budget, a discussion was held regarding a fee increase. It has been decided, by the Board, to table this issue until the Annual Meeting, at which time, the Board can get the homeowners' input. The Board wants to make the homeowners aware of the need for the increase.

Budget line items were discussed and the 2006 budget was approved as submitted by Jim Trout.

The Board asked to include a statement in the next newsletter requesting homeowners to refrain from placing garbage bags by the street. However, they may place the bags in trash containers by the street, as long as after the trash pick-up, the trash containers are stored out of view.


The Board asked that a work order be submitted to repair the mailbox rack, which has been bent by a vehicle, in area 811.

#### ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:20 p.m. The next scheduled meeting will be Thursday, January 5, 2006 at 5:15, in the clubhouse.

  
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President

1/5/06  
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Date

  
\_\_\_\_\_  
Secretary

1/5/06  
\_\_\_\_\_  
Date

**BRENTWOOD POINTE II HOMEOWNERS'  
ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 3, 2005  
MINUTES**

**DATE AND TIME**

A regular meeting of the Board of Directors for the Brentwood Pointe II Homeowners' Association was held on Thursday, November 3, 2005, at 5:15 p.m. in the clubhouse.

**QUORUM**

A quorum was not established with the following directors present:

*Sandi Inman – Director*

*Mike Norwood – President (Absent)*

*Todd Petrowski – Vice President (Absent)*

*David Weatherman – Secretary/Treasurer (Absent)*

*Kay Keaton – Director (Absent)*

**Discussion**

Cut down trees at # 1033 –

W/O Wood scraps at 1125-1128 clean up

**BRENTWOOD POINTE II HOMEOWNERS'  
ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 6, 2005  
MINUTES**

**DATE AND TIME**

A regular meeting of the Board of Directors for the Brentwood Pointe II Homeowners' Association was held on Thursday, October 6, 2005, at 5:15 p.m. in the clubhouse.

**CALL TO ORDER - PRESIDING OFFICER**

Mike Norwood, President, called the meeting to order. Jim Trout represented the Management Company, Timmons Properties, Inc.

**QUORUM**

A quorum was established with the following directors present:

*Mike Norwood – President  
Todd Petrowski – Vice President  
David Weatherman – Secretary/Treasurer  
Sandi Inman – Director  
Kay Keaton – Director*

**APPROVAL OF PRIOR MINUTES**

A motion was made to accept the minutes as presented for the last board meeting, dated September 1, 2005. A second to the motion was made and it was unanimously approved by all directors present to accept the minutes as presented.

**FINANCIAL REPORT**

A motion was made to accept the financial reports for the periods ending August 31, 2005 and September 30, 2005. A second to the motion was made and it was unanimously approved by all directors present.

**OPEN FORUM**

Lil Polk of #1033 told the Board she would like to have the tall Holly trees cut down next to her front entrance, because she is afraid that at night, someone could be concealed in the shadows or

behind the shrubs. She wants smaller Holly trees in their place. The Board agreed to look at the area and let Jim Trout know what they decide.

### **NEW BUSINESS**

The Board asked Jim Trout to have the fence repaired behind unit 1009.

Trash Express should remove the large cardboard box behind unit 1125.

Jim Trout to have someone put the pool furniture away for the season.

The Board reviewed a new contract proposal from Trash Express.

**MOTION** – A motion was made to accept the new contract price of \$1,550.00 per month, which is an increase of \$100.00 per month for 2006. A second to the motion was made and it was unanimously approved by all directors present.

The Board asked Jim Trout to check the Governing Documents to verify who is responsible for the fences around the trash can areas.

The Board discussed a proposal from LSI to install mulch throughout the property for \$5,600.00. The Board agreed to stay with their decision to not spend money on mulch at this time, since there are so many maintenance issues to be addressed.

The Board reviewed a proposal from LSI to replace shrubs around the property for \$2,500.00. The Board did not take action.

The Board agreed to remove a tree at unit 1144 and a shrub in front of unit 931.

Jim Trout reviewed the problem with the cut power line to the street light in front of 1144. A resident saw a Comcast crew installing a new cable during which they cut the power line in several places. A&F Electric has looked at the problem and said it will cost \$1,200.00 to run a new line. The Board asked Jim Trout to try to get Comcast to either pay for or make repairs at their own expense. If Comcast will not, the Board asked Jim Trout to have attorney Art Lowen contact Comcast regarding this matter.

The Board stated there is a loose cap on the SentiCon cap in the rear.

Jim Trout stated the folding table in the clubhouse is broken and the Board agreed to purchase a new one.

The Board discussed a person parking a bucket truck in the parking lot at night by unit 1120. Jim Trout gave a tow sticker to Sandy Inman for later use, since the truck was not on the property at this time.

**ADJOURNMENT**

The next scheduled meeting will be held on Thursday, November 3, 2005 at 5:15 p.m. in the clubhouse.

Joel Petroski  
President ~~vice~~

12/7/05  
Date

David Weatherman  
Secretary

12/07/05  
Date