

**Brookhaven Homeowner's Association**  
**MEETING AGENDA**  
**22 April 2014**

**Call to Order and Welcome – Dean Downie**

- **Old Business**
  - **HOA Committees** – We still are looking for residents who are willing to assist by joining one of the committees listed below. If you are interested please contact one of the officers:
    - **Beautification Board**
    - **Architectural Review Committee**
  - **FY 2014 Officer Elections** – No other residents contacted the HOA Officers to run for office. Since there wasn't any opposition, the 2014 Brookhaven Officers are:
    - **President – Dean Downie**
    - **Vice President – Matt Tortorice**
    - **Treasurer – Diana Downie**
    - **Secretary – Steve Perry**
  - **Christmas Party** – Once again we had the Lunch with Santa for residents and Santa gave out little gifts for the kids. Landmark BBQ catered lunch. Additionally, we collected toys for the less fortunate in the City of Margaret allows several children to have a Merry Christmas.
  
- **NEW BUSINESS**
  - **Mailbox lights** - If your home is located in the sections of Brookhaven that have the lights on the mailboxes, then they are required to be maintained and on at night. The Covenants and Restrictions specifically state: In order for uniformity of appearance, only those mailboxes and lamp posts approved by the Architectural Review Committee (ARC) may be used. All mailboxes will be equipped with dusk to dawn electrical light.
  - **Arm Bands** – Armbands will be passed out to those residents/homes that are current on their FY 2014 dues. Additionally, armbands will only be issued to the number of individuals that live within the home and are at no time to be “loaned” out to other individual outside the home.
  - **Basketball Court and Pool Areas** – The use of these areas require armbands to be worn. Residents are authorized to bring (2) guests per home and must be present at all times when their guests are utilizing the amenities. Additionally residents are responsible for the behavior of their guest and are to ensure these areas are maintained clean. We do not have cleaning crews or personnel available to clean up.
  - **HOA Web Site** - <http://brookhavenofmargaret.com/>

- **Covenants and Restrictions** – By purchasing a home within Brookhaven, you are legally bound to adhere to all regulations. These regulations are not to punish anyone but to help maintain the neighborhoods appearance and property values. We still have those that refuse to comply and have stated that the HOA is picking on them for enforcement. Failure of those to comply will leave the HOA no other option but to take legal action including liens placed against the home for failure to pay HOA Fees or turned over to the HOA Attorney’s Office to commence legal proceeding. Continuing violations include:
  - **Boats/Trailers stored on residents lots.** Covenants and Restrictions require these to be stored in an enclosed structure (i.e. Garage)
  - **Adding Structures/Fences** – Any structure added on a resident’s property must be approved by the HOA Architectural Review Committee (ARC) prior to commencing building. Failure can result in the new structure having to be removed. The ARC is charged with ensuring all new structures conform to the Architectural Design of the Neighborhood as well as ensuring easement and setbacks are not violated.
  - **Use of Amenities (Pool/Clubhouse/Basketball Court/Pavilion/Lake).** All residents who are in “Good Standing” for the current Fiscal Year are authorized to utilize the HOA Amenities. Definition of “Good Standing” is defined as those residents who are current on their HOA Fees and are not in violation of any Covenants and Restrictions. Those residents that are in “Good Standing” will be issued colored armbands (Colors change every year) and must be worn while utilizing the amenities. Those who do not have their armbands will be required to leave.
  - **Pool** – We have to replace the pool liner due to damage (due to weather/elements) and should be installed with a week. Additionally, we are replacing the fence around the pool which has gotten broken/loose over the years. We will be going with a more modern style fence which will also provide better security.
  
- **Open floor for residents to speak**