

Brandon Hills Special Dependent District  
Regular Meeting No FY 19-20  
Minutes for November 2019 Meeting

The regular meeting of the Brandon Hills Special Dependent District was held at the Brandon Community Center, 502 E. Sadie St., Brandon, Florida on November 7, 2019.

President Janice Doyle called the meeting to order at 7:36 PM.

Present: Janice Doyle, President	Thomas Lee, Trustee
Brad Sampson, Vice President	Ralph Almirola, Trustee
Bobbi Almirola, Treasurer	Phil Rumore, Trustee
Claire Formilan, Secretary	

Visitors: Justine Wilkes	Allen Guzzeta	Jeff Davis
Jan Milner	Tom Jones	David Montgomery
Julie Sedlack	TrissieBurget	Stephan Wilson

### **Secretary's Report**

The minutes of the October 2019 board meeting held October 3 were read by Claire. Ralph moved the minutes be approved with one correction (stating that Thomas Lee was appointed as a trustee). Phil seconded the motion. Approved unanimously.

### **Treasurer's Report**

The treasurer's report for September was presented by Bobbi. The beginning balance was \$10,205.51. Income was \$178.51. Expenses were \$1,450.42, leaving an ending balance of \$8,933.60 in Bank of America. The ending cash balance for Wells Fargo CD was \$25,234.78.

Ralph moved approval of Treasurer's report, Phil seconded. Motion passed unanimously.

### **Old Business:**

The Board discussed the possible need for raising the Brandon Hills Tax Assessment cap. The present cap on assessment (\$250/property/year) was written into the ordinance in 2002. Bobbi presented an analysis tool with possible replacement cost items such as marcing, roof, fence, etc. The tool utilizes replacement cost estimates and life span in years to develop a plan of reserves on a yearly basis. Step two of the analysis tool would show the impact of incremental increases to the assessment as to how many years it would take to catch up on building proper reserves.

It was noted that the pool and its equipment are all about 60 years old, and the pool has been re-marced only once in that time. Bobbi spoke to the budget and spending requirements by the County as well. Districts must budget for each project or capital outlay separately. Budgeted reserves for re-marcing of pool cannot be used for other operational expenses. Other major expenditures may come up, must be planned for, and money allocated accordingly. A partial list of 60-year-old possible problems include: cabana roof, pool motors, plumbing, septic system, etc.

Janice spoke to the actual process required to raise the Assessment Cap. It must be done following county regulations by placing a referendum on the 2020 Primary Election ballot in August 2020. If approved at that time, it would be November 2021 before our income would reflect the new amount.

---

After discussion, President Doyle said she would like a motion for the board to pursue having a Tax Assessment Increase Referendum on the ballot for the 2020 election. Ralph moved that the board place a Tax Assessment Increase Referendum on the ballot for the 2020 election. Phil seconded the motion. The motion passed unanimously.

### **New Business**

Janice brought to the board's attention that we had a surprise inspection of our pool by the Hillsborough County Health Department. We had a perfect inspection with no citations!

A list of officers for FY 2019-2020 was presented to the Board. Janice Doyle, President; Brad Sampson, Vice President; Bobbi Almirola, Treasurer; Claire Formilan, Secretary. Janice Doyle will serve as the Registered Agent. Thomas Lee will be the Records Management Reporter. Ralph moved to accept the board; Phil seconded. Motion passed unanimously.

With no further business, the president adjourned the meeting at 8:13 PM.

Janice Doyle, President *Janice E Doyle*  
Brad Sampson, Vice President