

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, April 13, 2010**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:00pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy; Bryan Schneider; John Beck; Hermes Vargas; Maria Valdes-Reilly
  - Continental Management: Gail Knight
- **Proof of Notice of Meeting** – All signs put out at least 48 hours prior to meeting.
- **Comments and Questions by Homeowners and Residents** –
  - Concern regarding homes that are vacant. What can the Board do to secure the homes? Short answer; nothing.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
  - Anne Marie made a motion to accept the March meeting minutes as submitted. Hermes seconded the motion. Passed unanimously
- **Reports:**
  - **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account \$ 62,275.00
      - Reserve Account \$ 87,600.00
      - Receivables \$ 72,800.00
  - **Management**
    - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
      - There are 18 delinquent homeowners at the attorney.
      - There are 29 homeowners in association foreclosure.
      - There are 9 homeowners that are in bankruptcy.
  - **Committee**
    - **ARC** –
      - 4445 Horseshoe Pick – Screen Room – Approved
      - 4445 Horseshoe Pick – Paint Front Door – Approved
      - 4445 Horseshoe Pick – Screen Front Door – Approved
      - 918 Amethyst – Pool – Approved
      - 918 Amethyst – Pavers on driveway – Approved
      - 608 Cape Cod – Paint – Approved
      - 4716 Ramshead – Paint – Approved
      - 1338 Dragonhead – Deck – Approved
      - 606 Grand Canyon – Paint Lanai - Approved
      - 1047 Grand Canyon – Paint – Approved
        - Anne Marie made a motion to accept the above ARC applications. Hermes seconded the motion. Passed unanimously.
        - 4120 Copper Canyon – Paint – Returned to homeowner for more information.
        - 4614 Horseshoe Pick – Paint – Returned to homeowner for more information.
  - **Budget/Finance** – Nothing to Report
  - **Contracts** – Nothing to Report.
  - **Landscaping/Signs/OLM report** –
    - LMP passed their monthly inspection with 94%. There was a proposal received in the amount of \$9700 to bring our community into compliance with SWFWMD.
  - **Neighborhood Watch** – 30 homeowners are on the program.
- **Old Business:**
  - **Attorney Concerns** – Gail reported that Bush Ross has been informed of the change. Bush Ross will no longer provide any monthly report.
  - **Lumsden/Amethyst and Cape Cod Signs** – Anne Marie is still working on it voluntarily. She the blue trim left on the Lumsden signs. She still needs to complete the Cape Cod signs.

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➤ **New Business:**

- Violations (Trash out to early) - Bryan sent Gail photos of homeowners that put out their trash in violation of Article VI Section 7 paragraph 6 of the CCRs. John made a motion to show flexibility rather than sending out a violation on the pick up of yard waste. Hermes helped John revise the motion to “any violation regarding two day issues with yard waste be brought to the board for discussion before we send out violation letter. Hermes seconded the ammended motion. Motion passed with Bryan and Anne Marie opposed.
- Bryan Schneider resigned in protest. John made a motion to accept resignation and Maria seconded. Motion passed unanimously.
- Preasure Washing. A motion to pressure wash homeowner side of wall along west side of Mulrennan Rd. was made by Ann Marie and seconded by Hermes. Vote for motion Ann Marie and Hermes, vote against
- John and Maria. Motion defeated. A motion was made to pressure wash two entry signs at Palm Beach by Ann Marie and seconded by Hermes. Motion passed unanimously.
- Anthony Morales asked by board to fill vacated Directors seat and accepted. Mr. Morales was seated.
- Landscaping proposal by Glenn Paulsen – The proposal was not accepted due to insurance questions.

➤ Adjournment of the meeting at 8:50pm.