

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, December 8, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:01pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Bryan Schneider; Maria Valdes-Reilly; John Beck; Hermes Vargas
 - Sterling 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** –
 - Homeowner was very upset because he was sent to the attorney for being late on his quarterly payment. He demanded that he get his money refunded. After the Board's refusal he started throwing chairs around and then left the room.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Hermes made a motion to accept the November's meeting minutes as submitted with the correction of his name. Anne Marie seconded the motion. Passed unanimously
- **Reports:**
 - **Treasurers/ Financial Reports**
 - 5-year Plan/Draft documentation – John and Hermes will meet to put together a plan.
 - To Date Financial Report
 - Operating Account \$ 6,911.00
 - Reserve Account \$ 84,662.00
 - Receivables \$ 68,552.00
 - **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 55 delinquent homeowners at the attorney.
 - There are 19 homeowners in association foreclosure.
 - There are 4 homeowners that are in bankruptcy.
 - **Committee**
 - ◆ **ARC** –
 - 4221 Amber Ridge – Fence – Approved
 - Anne Marie made a motion to accept the fence application for 4221 contingent that the left side does not exceed ten (10) feet past the side of the home. Hermes seconded the motion. Passed unanimously
 - 4414 Horseshoe Pick - Fence – Approved
 - Bryan made a motion to accept the fence application for 4414. Anne Marie seconded the motion. Passed unanimously
 - **Budget/Finance** – Nothing to Report
 - **Contracts** – Anne Marie motioned to renew Sterling's management contract for three (3) years with the terms of a 4% increase in 2010 and a 2% increase in 2012. Hermes seconded the motion. Passed unanimously.
 - **Landscaping/Signs/OLM report** –
 - LMP passed their monthly inspection with 91.5%.
 - LMP submitted three proposals to add mulch to the flowerbeds on the common grounds. More mulch is needed than what was delivered. LMP will get more.
 - There are four signs that are faded and needs to have work done. The signs are on Palm Beach/Cape Cod and Lumsden/Amethyst. Anne Marie's works on the signs have been delayed due to weather.
 - **Neighborhood Watch** – Nothing to Report
- **Old Business:**
 - **Attorney Concerns** – the board is still looking for another attorney that can handle the collections for the association. The concern regarding a new attorney is the looking for one that will absorb the cost upfront while the association pays just the hard cost which includes filing fees, postage, etc. Gail is still currently negotiating with one attorney regarding upfront costs.

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➤ **New Business:**

- **Archive of Old Records** – Anne motioned to allow Sterling to remove and destroy accounting records from the 8th year and older. Maria seconded the motion. Passed unanimously
- **Payment Reminder Signs** – It was discussed that the signs might have helped with homeowners. It was decided we should continue putting out the signs for at least 2010. Anne Marie motioned to purchase 7 more payment due signs. Hermes seconded the motion. Passed. John opposed.
- **Website Addition Requests** – Nothing new to add.
- **Review and Respond to Letters addressing Board** – Nothing to report.

➤ Adjournment of the meeting at 7:40pm.

Approved

Approved