

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, February 9, 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** –
  - No one in attendance had any comments or questions.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
  - Anne Marie made a motion to accept the January meeting minutes as submitted. John seconded the motion. Passed unanimously
- **NEW BUSINESS – Mailbox Replacement**
  - Due to Hermes schedule, this item was moved up so he can present the proposed mailbox. The current mailbox that is in the community is no longer made. Hermes spoke with the company and they offered a new mailbox design. This is all PVC material with the CopperRidge initials and house numbers directly on the PVC. This is a small change where the current mailbox post is wood with the logo and numbers attached. Anne Marie motioned to accept the replacement mailbox for homeowners to use. Hermes seconded. Passed unanimously.
- **Reports:**
  - **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account \$ 63,984.00
      - Reserve Account \$ 72,625.00
      - Receivables \$ 82,426.00
  - **Management**
    - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
      - There are 42 delinquent homeowners at the attorney.
      - There are 16 homeowners in association foreclosure.
      - There are 7 homeowners that are in bankruptcy.
  - **Committee**
    - ◆ **ARC** –
      - 606 Grand Canyon – Roofing – Approved – Maria made a motion to accept the roofing arc application. John seconded the motion. Passed unanimously.
      - 606 Grand Canyon – Fence – Approved – Maria made a motion to accept the fence arc application. John seconded the motion. Passed.
  - **Budget/Finance** – Nothing to Report
  - **Contracts** – Nothing to Report.
  - **Landscaping/Signs/OLM report** –
    - LMP passed their monthly inspection with 94.5%.
  - **Neighborhood Watch** – Nothing to Report
- **Old Business:**
  - **Attorney Concerns** – Kevin Fenton was requested by the Board to come to a meeting to discuss further.
  - **Lumsden/Amethyst and Cape Cod Signs** – still working on it.
- **New Business:**
  - **Pet Waste along common areas** - It's a problem but the Board is unsure of how to remediate.
  - **Website Addition Requests** – Nothing new to add.
  - **Review and Respond to Letters addressing Board** – Nothing to report.
- Adjournment of the meeting at 6:53pm.