

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, January 13, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:35pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy ; Maria Valdes-Reilly; David Hilsabeck
Bryan Schneider; Hermes Vargas
 - Sterling Management: Gail Knight
- **Proof of Notice of Meeting** – All signs posted at least 48 hours prior to meeting
- **Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve November and December minutes as submitted. Bryan seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - To Date Financial Report
 - Operating Account \$ 6,019.00
 - Reserve Account \$ 70,945.00
 - Receivables \$ 38,992.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - 137 homeowners are delinquent at is at attorney for collections.
 - 73 liens are currently present
 - 48 foreclosures are pending
- **Committee**
 - a ARC
 - 4435 Horseshoe Pick Fencing
 - David made motion to accept the above recommendations and Bryan seconded the motion and it was passed unanimously.
- **New Business:**
 - **No Trespassing Signs** – Bryan to send the Board a pdf of exactly what the sign will look like and the wording. Anne Marie made a motion to use the words, “No Trespassing with Motorized Vehicles. Marie seconded. Motion passed unanimously. David would like to see a post of 16-18 ft with a diameter of 3in. Gail to take pdf to Brandon Signs to get a cost of what they would charge to make and install.
 - **Palm Tree trimming** – Gail submitted a proposal for \$4620.00 for the trimming of 154 palm trees. Tabled a little longer.
 - **Sign Painting** – Gail stated that the same person that cleaned the signs also sent a proposal to paint the signs for \$1325. David doesn't want to spend money on the signs and would like to replace them. Bryan stated that we are putting money for replacing the signs into reserves.
 - **Annual Financials** – The association is required to notify the homeowners regarding the end of year financials. Bryan made a motion to send out notification postcards to the homeowners. Hermes seconded. Motion passed unanimously.
- Adjournment of the meeting at 7:35pm.