

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, July 14, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:05pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; Bryan Schneider; Maria Valdes-Reilly;
 - Sterling Management: Gail Knight
- **Proof of Notice of Meeting** – All signs posted at least 48 hours prior to meeting
- **Comments and Questions by Homeowners and Residents** –
 - None
- **Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve June minutes as submitted. Bryan seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5 – year Plan / Draft – Nothing to report
 - To Date Financial Report
 - Operating Account \$ 17,910.00
 - Reserve Account \$ 87,620.00
 - Receivables \$ 50,052.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - Anne Marie motioned to have Sterling give homeowners' that are delinquent after 30 days to attorney. Bryan seconded. Passed unanimously.
 - There are 13 delinquent homeowners that received the 45-day pre-lien letter.
 - There are 21 homeowners that have liens against them.
 - There are 24 homeowners in association foreclosure.
 - There are 5 homeowners in bankruptcy.
 - There are 53 homeowners that are in mortgage foreclosure.
- **Committee**
 - a. **ARC** – Tabled until end of meeting
 - 4701 Little Denise Ct – Home Border – Denied for continuity
 - 4701 Little Denise Ct – Paint – Denied for no photos
 - 757 Cape Code Cir – Landscaping – Approved
 - 4621 Horseshoe Pick Ln – Fence – Denied
 - 1017 Grand Canyon Dr – Paint – Approved
 - 908 Stallion Way – Paint – Approved
 - 918 Grand Canyon – Garage Screen Door – Pending – Need ARC Form
 - ◆ No one made a motion.
 - a. **Budget/ Finance** – Budget meeting will be set for September.
 - b. **Contracts** – Nothing to report
 - c. **Landscaping/ Signs/ OLM Report** – LMP passed their inspection
 - d. **Neighborhood Watch** – Nothing to report.
 - e. **Newsletter** – Nothing to report.
- **Old Business:**
 - **Attorney Recommendations** – Gail provided the Board with three letters from attorneys with their cost. Will discuss when the remaining Board members are present.
 - **SWFWMD Inspection Report** – Gail discussed the report and what items may need to be done. Will discuss more if needed at a later meeting.
- **New Business:**
 - **Website Addition Requests** – Nothing to report.
 - **Review and Respond to Letters addressing Board** – Nothing to report.
- Adjournment of the meeting at 8:10pm.