

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

- 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; John Beck; Hermes Vargas; Anthony Morales
 - Members absent: 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** –
 - None
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Anne Marie made motion to approve June minutes, Hermes seconded. Minutes approved unanimously.
- **Reports:**
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 62075.00
 - Reserve Account \$ 102632.00
 - Receivables \$ 83316.00
 - **Committee**
 - **ARC** –
 - 708 Cape Cod – Fence request – Rejected
 - 1047 Grand Canyon – Walkway pavers – Approved
 - 1053 Grand Canyon – Painting – Approved
 - 1011 Grand Canyon – Gutters – Approved
 - Anne Marie made a motion to accept the above ARC applications. Hermes seconded the motion. Passed unanimously.
 - **Budget/Finance– Nothing to Report.**
 - **Contracts – Nothing to Report.**
 - **Landscaping/Signs/OLM report** –
 - LMP passed their monthly inspection with 87.5%.
 - Aztech Painting Bid of 9975.00 to rejuvenate inside of wall was considered.
 - Sandbill Property Maintenance bid of 1275.00 to pressure wash vinyl fence was considered. The motion to accept both bids was made by Anne Marie and seconded by Hermes, motion Passed unanimously.
 - **Neighborhood Watch** – Nothing to report.
- **New Business:**
 - **Senate Bill 1196 and how it impacts us.**
- Adjournment of the meeting at 7:13pm.