

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, June 10, 2008**

- Roll Call and establishment of a Quorum of Board of Directors was completed at 6:03pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy  
David Hilsabeck  
Maria Valedes-Riley
  - 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** \*(limited to 3 minutes per person)
  - Why is there no fence or wall along the perimeter of Dover? Because the developer did not put it in and we have not due to costs.
- **Reading and Approval of the minutes from previous meetings** –
  - Anne Marie made a motion to approve the May 2008 minutes. Maria seconded the motion. **Unanimously Passed.**
- **Reports:**
  - Treasurers/ Financial Reports –
  - 5-year Plan/Draft document presentation – Nothing to report.
  - To Date Financial Report
    - Operating Account \$ 59,395.00
    - Reserve Account \$ 28,135.00
    - Receivables \$ 28,880.00
    - About \$3000 over budget
    - Need to start thinking about the budget
- **Management**
  - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
    - 71 homeowners are delinquent at is at attorney for collections.
    - Gail need to update list because of recent inspections
    - 906 Cape Cod Circle with the Fed Ex truck is still a problem. Anne Marie made motion to send to attorney and David seconded the motion and it was passed unanimously.
    - Gail gave snapshot of recent changes to Florida Statute 720
- **Committee**
  - a **ARC**
    - 812 Amethyst Way – Ext Paint – **Approved**
    - 4725 Little Denise Ct – Ext Paint - **Approved**
    - 4702 Dragon Tail Ct – Screen Room – **Approved**
    - 918 Grand Canyon – Screen – **Approved**
    - 4203 Jade Lane – Ext Paint – **Approved**
    - 4702 Dragon Tail Ct – Ext Paint – **Approved**
    - 4609 Tucson – Fence – **Approved**
    - 820 Rocky Mountain Ct – Fence – **Approved**
    - 4706 Ramshend Dr – Gate – **Denied** (need Drawings)
    - Anne Marie made a motion to accept the ARC application as indicated above . David seconded.  
**Unanimously Passed.**
  - b **Budget/Finance** – Nothing discussed
  - c **Contracts** – Nothing discussed
  - d **Landscaping/Signs/OLM report** – LMP passed inspections last month.
  - e **Neighborhood Watch** - Glenn Paulsen - Very little activity to report
  - f **Newsletter** – Will be putting one out to coincide with upcoming election

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➤ **Old Business:**

- **Paint Palette** – AnneMarie made motion to accept offer by decorator to expand paint palette to 100 schemes. Marie seconded motion. Maria withdrew her second and the motion was not passed.
- **ARC Form** – Nothing to report
- **Vandalism**
  - ◆ Loose slats – Nothing to report
  - ◆ Spray painting (on-going) – Nothing to report.
- **Lights** – We are still trying to find an electrician for work on the lights.
- **Status of Accidents and Repairs** – David painted the Newbourne sign and will submit expenses to be reimbursed.
- **Capital Improvements** – Tabled until September 2008
- **Use of driveway sealants/ painting** – Tabled until next month.

➤ **New Business:**

- **Review and Respond to Letters addressing Board** – Nothing discussed

➤ **Adjournment of the meeting at 8:15pm.**