

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, June 9, 2009

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:07pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; 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
- **Comments and Questions by Homeowners and Residents** –
 - None
- **Reading and Approval of the minutes from previous meetings** –
 - Hermes made motion to approve May minutes as submitted. Anne Marie seconded and the motion was passed unanimously.
- **Reports:**
 - Treasurers/ Financial Reports
 - 5 – year Plan / Draft – Nothing to report
 - To Date Financial Report
 - Operating Account \$ 27,246.00
 - Reserve Account \$ 97,327.00
 - Receivables \$ 55,085.00
- **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 55 delinquent homeowners that received the 45-day pre-lien letter.
 - There are 22 homeowners that have liens against them.
 - There are 24 homeowners in association foreclosure.
 - There are 5 homeowners in bankruptcy.
 - There are 51 homeowners that are in mortgage foreclosure.
- **Committee**
 - a **ARC** – Tabled until end of meeting
 - 4110 Jade Ln – Tree removal – Need the approved from Hillsborough County before Board approval
 - 839 Rocky Mountain Ct. – Paint – Approved
 - 818 Rocky Mountain Ct. – Paint – Approved
 - 902 Citrone Ct. – Paint – Approved
 - 4110 Jade Ln – Paint – Approved
 - 1211 Pongo Lane – Paint – Need photos from neighbors homes before Board approval
 - ◆ Anne Marie motioned to accept the ARC applications as approved. David seconded the motion. Passed unanimously.
 - a. **Budget/ Finance** – Nothing to report
 - b. **Contracts** – Nothing to report
 - c. **Landscaping/ Signs/ OLM Report** – LMP passed their inspection 95%.
 - d. **Neighborhood Watch** – Nothing to report.
 - e. **Newsletter** – Nothing to report.
- **Old Business:**
 - **Electricians** – Gail gave the Board cost for Sterling’s maintenance crew to come out to work on the lights. There is a trip cost of \$29 and \$48/hr per person. Anne Marie motioned to have Sterling audit the lights and give the Board a quote to repair the lights. Hermes seconded. Passed unanimously.
 - **Attorney Recommendations** – Tabled until April.
- **New Business:**
 - **SWFWMD Inspection Report** – Anne Marie motioned to accept Kings Proposal for \$1750 to submit the report. David seconded. Passed unanimously.
 - **Website Addition Requests** – None.

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- **Review and Respond to Letters addressing Board – None.**

➤ Adjournment of the meeting at 7:48pm.

Approved