

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, June 8, 2010**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:04pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy; John Beck; Hermes Vargas; Maria Valdes-Reilly
  - Members Absent: Anthony Morales
  - 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 April and May minutes; Maria seconded. Minutes approved unanimously.
  
- **Reports:**
  - **Treasurers/ Financial Reports**
    - ◆ To Date Financial Report
      - Operating Account \$ 79900.00
      - Reserve Account \$ 89000.00
      - Receivables \$ 97716.00
  
  - **Committee**
    - ◆ **ARC** –
      - 1325 Dragon Head –Paint Door Black – Approved
      - 1325 Dragon Head –Fence–Denied
      - 4405 Horseshoe Pick – Paint – Approved
      - 4405 Horseshoe Pick – Fence – Approved
      - 922 Cape Cod – Paint – Approved
      - 3404 Long Island Way – Paint – Approved
      - 3404 Long Island Way – Sunroom – Approved
      - 4116 Amber Ridge – concrete landscape borders – Approved
      - 4604 Newbourne – Fence – Approved
      - 805 Rocky Mountain – Paint – 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 92%.**
    - ◆ **Signs were well done.**
    - ◆ **There** were no bids on wall and fence maintenance as of yet.
  
  - **Neighborhood Watch** – Nothing to report.
  
- **New Business:**
  - Senate Bill 1196 and how it impacts us.
  
- Adjournment of the meeting at 7:57pm.