

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, May 11, 2010**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:00pm by Anne Marie Murphy, President
  - **Members Present:** Anne Marie Murphy; Anthony Morales; John Beck; Hermes Vargas; 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** –
  - Concerns about break INS and lack of Police patrols. Answer is complaining to sheriff's office.
  - Cutting of grass at 925 Grand Canyon backyard. Answer is LMP.
  - Replacement of dead palm tree. Answer is estimate from LMP.
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
  - Anne Marie had changes to the April minutes and changes to be presented at June meeting.
- **Reports:**
  - **Treasurers/ Financial Reports**
    - ◆ **To Date Financial Report**

▪ Operating Account	\$ 89140.00
▪ Reserve Account	\$ 92000.00
▪ Receivables	\$ 91200.00
  - **Management**
    - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
      - There are 16 delinquent homeowners at the attorney.
      - There are 23 homeowners in association foreclosure.
      - There are 8 homeowners that are in bankruptcy.
  - **Committee**
    - ◆ **ARC** –
      - 4425 Horseshoe Pick – Paint – Approved
      - 4611 Horseshoe Pick – Paint – Approved
      - 606 Grand Canyon – Pavers, Light fixtures ,landscaping - Approved
        - Anne Marie made a motion to accept the above ARC applications. Hermes seconded the motion. Passed unanimously.
        - 922 Cape Cod – Paint – Returned to homeowner for more information.
        - 4604 Newborne – Fence request – Returned to homeowner for more information.
        - 4116 Amber Ridge- Artistic Concrete- Returned to homeowner for more information.
        - 4120 Copper Canyon –Paint- Returned to homeowner for more information.
    - ◆ **Budget/Finance** – Nothing to Report
    - ◆ **Contracts** – Nothing to Report.
    - ◆ **Landscaping/Signs/OLM report** –
      - LMP passed their monthly inspection with 92%. There was a proposal to pressure wash and paint signs at Cape Cod and Palm Beach. Anne Marie made motion Hermes seconded. Motion passed unanimously.
      - Hermes made a motion to let Gail get estimates for fixing fences in disrepair .Maria seconded Motion passed with Anne Marie opposed.
      - It was decided to get bids for block wall repair. This was done without a motion.
    - ◆ **Neighborhood Watch** – 30 homeowners are on the program.
- **New Business:**
  - **Violations (Yard Waste out too early)** - Motion in April meeting to not send out violation letters by John Beck was rescinded on advice of our lawyer.
- Adjournment of the meeting at 7:57pm.