

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, November 10, 2009

- 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; Bryan Schneider; Maria Valdes-Reilly; John Beck; Hermes Vargas
 - Sterling 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 a motion to accept the September and October's meeting minutes as submitted. Hermes seconded the motion. Passed. John abstained due to not being able to verify the minutes as he wasn't in attendance.
- **Reports:**
 - **Treasurers/ Financial Reports**
 - 5-year Plan/Draft documentation – John and Hermes will meet to put together a plan.
 - To Date Financial Report
 - Operating Account \$ 21,322.00
 - Reserve Account \$ 84,600.00
 - Receivables \$ 78,520.00
 - **Management**
 - All Legal Matters, Delinquents, Liens, Foreclosure, and Violations etc.
 - There are 87 delinquent homeowners at the attorney.
 - There are 21 homeowners in association foreclosure.
 - There are 67 homeowners that are in mortgage foreclosure.
 - The attorney was asking permission to go after individuals that owe the association a small amount of money. It would actually cost the association more to attempt to collect than what is owed from the individual. Anne Marie made a motion not to go after small monetary judgments. Maria seconded the motion. Passed unanimously.
 - **Committee**
 - ◆ **ARC** –
 - 816 Crest Top – Ext Paint – Approved
 - 4620 Horseshoe Pick - Ext Paint – Approved
 - 4621 Horseshoe Pick – Pavers – Approved
 - 4721 Copper Canyon – Ext Paint – Approved pending
 - Anne Marie made a motion to accept the ARC applications as submitted for one through three above while the forth is accepted pending that the accent paint submitted is just for the front door only. Hermes seconded the motion. Passed unanimously.
 - **Budget/Finance** – Nothing to Report
 - **Contracts** – Gail presented to the Board a new contract for renewal review due to the management contract expiring at the end of the year. Presented was a 3-year contract with a 4% annual increase starting at \$25,500/year.
 - **Landscaping/Signs/OLM report** –
 - LMP passed their monthly inspection.
 - LMP submitted a proposal to do the palm tree trimming as requested. Palm tree trimming hasn't been done in at least 6 months. Anne Marie made a motion to accept the proposal of \$3850 for the trimming of 154 palm trees. Hermes seconded. Passed unanimously.
 - LMP submitted three proposals to add mulch to the flowerbeds on the common grounds. The association as not added any mulch in at least 4 years. Bryan made a motion to accept the proposal of \$8330 to add 238 yards of Cypress Mulch to the flowerbeds of the common grounds. Anne Marie seconded the motion. Passed. Maria opposed.
 - There are four signs that are faded and needs to have work done. The signs are on Palm Beach/Cape Cod and Lumsden/Amethyst. Anne Marie made a motion to paint the four signs if the Board reimburses her for the material. Hermes seconded the motion. Passed unanimously.

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- **Neighborhood Watch** – Nothing to Report

- **Old Business:**
 - **Attorney Concerns** – the board is looking for another attorney that can handle the collections for the association. The concern regarding a new attorney is the looking for one that will absorb the cost upfront while the association pays just the hard cost which includes filing fees, postage, etc. Gail is currently negotiating with one attorney regarding upfront costs. Hermes will look at other attorneys now that he has specifics to ask.

- **New Business:**
 - **Procedure for Late Payment** – Gail told the Board that Sterling has reversed their stance regarding sending out 45-day pre-lien letter. Anne Marie made a motion to have Sterling re-commence sending out the 45-day pre-lien letter instead of the attorneys sending them out. Hermes seconded the motion. Passed unanimously.
 - **Website Addition Requests** – Nothing new to add.
 - **Review and Respond to Letters addressing Board** – Nothing to report.

- Adjournment of the meeting at 7:40pm.