

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, October 12, 2010

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:10pm by Anne Marie Murphy, President
 - Members Present: Anne Marie Murphy; John Beck; Maria Valdes-Reilly; Anthony Morales
 - Members Absent: Hermes Vargas
 - 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 meeting** –
 - Ann Marie made motion to approve September minutes. John B. seconded. Minutes approved unanimously
 - Budget meeting approval delayed until Items 1 and 2 defined.

- **Reports:**
 - **Treasurers/ Financial Reports**
 - ◆ To Date Financial Report
 - Operating Account \$ 67273.00
 - Reserve Account \$ 102676.00
 - Receivables \$ 82383.00

 - **Committee**
 - ◆ **ARC** –
 - 4124 Amber Ridge – Paint request
 - Motion to approve by Ann Marie and seconded by Maria-request Approved
 - 819 Cape Cod – Request to extend Patio
 - Motion to approve by Ann Marie and seconded by John B.-request Approved

 - **Budget/Finance** –Approval of Budget meeting minutes pending.

 - **Landscaping/Signs/Contracts report** –
 - ◆ Motion made by Ann Marie to cancel OLM contract, seconded by John B. approval unanimous.
 - ◆ Entrance lights replaced as per bid by Continental.
 - ◆ V.Baker Professional Services completed the work required by SWFWMD.
 - ◆ LMP made proposal for necessary work. Replace 800 sq. ft of Floratam at Lumsden Rd entrance at no charge. Replace 700 sq. ft. of Floratam on Copper Canyon at no charge. Replace carpet grass intrusion with Floratam at Lumsden Rd and Mulrennan rd. for \$455.00 and \$715.00 respectively. Motion to accept made by Ann Marie and seconded by John B. Motion passes unanimously.

 - **Neighborhood Watch** – Parking problem on grass at Copper Canyon and Mulrennan, grassy areas are being destroyed. Police to be notified.

- **New Business:**
 - None

- Adjournment of the meeting at 7:56 pm.