

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, September 14, 2010**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:35pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy; John Beck;  
Hermes Vargas; Maria Valdes-Reilly; Anthony Morales
  - Members absent : NONE
  - 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 August minutes. Hermes seconded. Minutes approved unanimously.
- **Reports:**
  - **Treasurers/ Financial Reports**
    - ◆ To Date Financial Report
      - Operating Account \$ 71121.00
      - Reserve Account \$ 102700.00
      - Receivables \$ 86700.00
  - **Committee**
    - ◆ ARC –
      - 716 Cape Cod Circle – Paint request – Approved
      - 4723 Copper Canyon – Replace windows – Approved
      - 4704 Newbourne Way–Paint request–Approved
      - 822 Crest Top – Paint request – Approved
      - 906 Amethyst Way – Paint request – Approved
      - 4107 Amber Ridge – Paint front door – Approved
    - ◆ Anne Marie made a motion to accept the above ARC applications. Anthony seconded the motion. Passed unanimously.
  - **Budget/Finance**– 2011 Budget passed
  - **Landscaping/Signs/Contracts report** –
    - ◆ LMP failed their monthly inspection with 84%.
    - ◆ Aztech Painting Bid of 9975.00 was honored and contract completed.
    - ◆ Bid from Continental to replace entrance lights for \$2300. Ann Marie made motion to accept bid Hermes seconded, and motion passed unanimously.
    - ◆ V.Baker Professional Services made a bid of \$8280 to complete the work required by SWFWMD.
    - ◆ A motion to accept the bid was made by Ann Marie and seconded by Hermes, motion passed unanimously.
    - ◆ A decision to not put up “no parking signs” was made in favor of generating a letter.
  - **Neighborhood Watch** – Nothing to report.
- **New Business:**
  - None
- Adjournment of the meeting at 8:00pm.