

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, Aug 16, 2011**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:02pm by Anne Marie Murphy
  - Members Present: Anne Marie Murphy; John Beck; Hermes Vargas; Bryan Schneider, Maria Valdez-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** –
  - Discussion of parking, rights of owners and landscaping..
- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
  - Anne Marie made a motion to accept the April and May minutes. Maria seconded the motion. Passed.
  - Anne Marie made a motion to accept the July minutes. Hermes seconded the motion. Passed.

**Reports:**

- **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account                   \$ 130,660.00
      - Reserve Account                   \$ 111,760.00
      - Receivables                         \$ 120,915.00
  - **Committee**
    - **ARC** –
      - 4617 Horse Shoe Pick – Paint – Anne Marie motioned to accept. Hermes seconded. Passed pending confirmation of trim color.
      - 905 Pyrite Ct – Fence – Need more information.
      - 927 Cape Cod – Fence – Anne Marie motioned to accept. Hermes seconded. Passed.
      - 845 Rocky Mountain – Door/ Paint - Rejected
  - **Landscaping/Signs/Contracts report** –
    - **Status of Property** – Anne Marie sent LMP a list of items that need to be done.
    - **Removal of dead pine trees** – There are 3 pine trees along Dover that need to be removed. The Board received a bid for \$75/ea for removal. Anne Marie made a motion if they come down to \$50/ea they can proceed with the work. Hermes seconded the motion. Passed.
  - **Neighborhood Watch - Nothing**
- **Old Business:**
- **Pet waste stations** – Will need to get more pricing information for next month. The pricing schedule that the Board is looking for is the removal of pet waste and filling the stations with bags.
  - **Fence along railroad tracks** – The Board received a couple of bids for replacing the fence along the railroads. With the fence reserve of \$65,000 and hurricane season upon us the Board decided to table this item until Dec.
- **New Business:**
- **Review and Respond to Letters addressing Board** - None
  - **Website and Email changes** – Bryan had been hosting the Association website for free for the past few years. He mentioned to the board a month ago that he can longer do that. He will find an inexpensive hosting company. He was able to find one and moved the website over to that company, hostgator.com. Anne Marie motioned to reimburse Bryan for \$133 for the 3 years of hosting. Hermes seconded the motioned. Passed.
  - **Board meeting sign** – Another sign was stolen. Anna Marie made a motion for her to go to Brandon Signs to get another sign made. Hermes seconded the motion. Passed.
- Adjournment of the meeting at 7:41 pm.