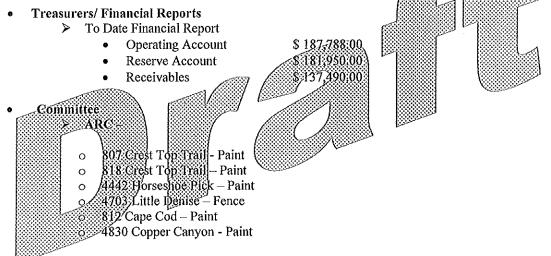
COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC. MEETING MINUTES OF THE BOARD OF DIRECTORS Tuesday, Aug 21, 2012

- > Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:15 pm by Anne Marie Murphy.
 - Members Present: Anne Marie Murphy, Bryan Schneider, Jessica Rush
 - Members Absent: Hermes Vargas, 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 None.
- > Reading / Waiving of Reading and Approval of the minutes from previous meetings -
 - Anne Marie made a motion to accept the Feb, March, and July 2012 meeting minutes as submitted. Bryan seconded the motion. Passed.

> Reports:

- Management Gail gave a summary of the management report.
- Legal Gail verbally gave us a summary of the accounts that are at Bush Ross.
- Status of FINAL violation list Anne Marie made a motion to send 5 addresses listed in her report to the attorney. The addresses have already been sent three notices. Jessica seconded the motion Passed.



- o Anne Marie motioned to accept the ARC request as listed above. Jessica seconded. Passed.
- O Paint Palette Bryan stated he is working with another association to look at what they have. He will still go to Sherwin Williams to work with them.
- Landscaping/Signs/Contracts report
 - > Replace plants damaged by vehicle The proposal received from LMP to replace the plants is \$117. Annie Marie made a motion to accept the proposal for \$117.00. Bryan seconded the motion. Passed.
 - > Remove diseased palm tree along Copper Canyon The proposal received from LMP to remove the diseased palm is \$600.00. Annie Marie made a motion to accept the proposal for \$600.00. Passed.
 - > Mulch Proposal The proposal received from LMP to mulch the entire common areas is \$15,086.00 with pine bark mulch. Annie Marie made a motion to accept the proposal for \$15,086.00 with the stimulation that LMP also refresh the small entrance areas with new plants. Bryan seconded the motion. Passed.
- Neighborhood Watch Nothing to report.

> Old Business:

- Changing the documents The homeowners that would like to change the documents were not in attendance.
- New Business:

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- Election procedures Annie Marie made a motion to schedule the annual meeting on December 18th. Bryan seconded the motion. Passed. Three positions for a two-year term are available.
- Website and Email changes Nothing to change.
- Review and Respond to Letters addressing Board All letters have been responded to. Most wanted to waive the collection costs.
- Shed Amendment Bryan made a motion to request that the attorney create an amendment to allow sheds on the homeowner's property with certain conditions. Annie Marie seconded the motion, Passed.
- 20% Increase Amendment Jessica made a motion to request change the documents to allow a 20% increase in the association fees. Anne Marie seconded the motion. Passed
- Adjournment of the meeting at 7:55 pm.