

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, August 20, 2013

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:00 pm by Shaun Goeckner.
  - Members Present: Shaun Goeckner, Maria Valdes, Jessica Pajak, John Beck, Raul Uresti
  - FirstService 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
  - Mold/Fence around Wall: Need to call Gail/Homeowner responsibility
  - Sign Cleaning: Scheduled
  - Gouged Sign: Need to repair/replace
  - Several Lights Out: Will call for light to be checked
- Reading/Waiving of Reading and Approval of the Minutes from Previous Meetings
  - May: motion by Shaun, second by Maria
  - June: motion by Jessica, second by John
  - July: motion by Jessica, second by John
- Reports
  - Management
    - Operational Acct \$268,099
    - Reserve Acct \$253,382—Open a different acct at a different bank.
    - Violations: grass maintenance for empty homes (bank-owned)—discussed and not approved
  - Committee
    - ARC APPROVED—motion by Jessica, second by John
      - 4621 Horseshoe Pick—fence replacement
      - 4612 Newborne Way—fence
      - 4726 Copper Canyon—fence replacement
      - 4219 Amber Ridge Ln—fence
      - 1346 Dragon Head Dr—paint
    - Landscaping
      - Oak trees thinned—No flagman, Joe made a phone call.
      - Berm has been cut.
      - Dead pine tree on Dover—handled.
  - Neighborhood Watch: vacant homes/a couple areas getting cleaned up
- Old Business
  - Amendment—in process of mail-out.
  - Ham Radio Antenna
    - Interpretation of section 6 on page 29—Can the board make an exception?
    - Tabled—John may put his back up.
  - Oak tree formal approval: motion by Jessica, second by John
- New Business
  - 3-year management contract to be done
  - Email responses to be handled by Shaun except Jessica will handle Cape Cod area.
- Adjournment of the Meeting at 7:18: motion by Jessica, second by Maria.