

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
Tuesday, August 19, 2014

- 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
  - First Service 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
- Approval of Minutes from Previous Meeting—table June for next month
- Reports
  - Management
    - Both Operating Accounts \$389,487
    - Both Reserve Accounts \$314,353
    - Violations: Looked at every couple weeks.
      - 906 Citron—box truck
      - 4215 Jade—lots of cars
      - 905 Citron—addition?
      - Grand Canyon—shed? Playhouse?
  - Committee
    - July ARC Approvals—motion by Jessica, second by Shaun
      - 1119 Soaring Osprey—fence
      - 1059 Grand Canyon—fence
      - 1318 Dragon Head—paint, new gutters, new roof
    - August ARC APPROVALS AS NOTED, motion by Shaun, second by Maria
      - 913 Cape Cod—fence (conditionally approved based on 911 Cape Cod moving their fence to meet fence requirements)
      - 4326 Horseshoe Pick Ln—paint approved
      - 919 Grand Canyon—screen door—need picture
      - 4205 Amber Ridge—fence approved
    - Landscaping Status Report
      - Mulch—tabled
      - Tree—4450 Horseshoe Pick Pool Cage—tabled
      - LMP Cutting Corners
        - Look at other companies
        - Check LMP contract for out
    - Neighborhood Watch—None
- Old Business
  - Signs and Monuments
    - Brandon Signs unapproved—did not do original signs
    - Skywatch Signs—Motion by Shaun, second by John—signs approved
  - Fence: \$87,500—October 6 start date
    - Tan fence same price as white
    - Homeowners—fence same price when they are here; minimum fence later same price—mail-out
  - 4713 Newbourne Way—owed collection fee
- New Business
  - Noise ordinance—noxious activity—county
  - Dog messing in yards—county
  - Monthly newsletter—website—push new website
- Adjournment of the Meeting at 7:46 pm—Motion by Shaun, second by Maria