

COPPER RIDGE HOMEOWNERS ASSOCIATION OF BRANDON INC (HOA) MEETING MINUTES 8/15/2017

Farm Bureau Community Room 100 South  
Mulrennan Road  
Valrico, Florida 33594

President called the meeting to order at 6:00 PM on August 15, 2017. Roll call was completed and quorum established.

President asked for proof of notification of meeting. Proof of meeting was verified and established.

President called for reading of July 17, 2017 meeting. This was completed and revised with Shaun making the motion to approve and Carmen Maria 2<sup>nd</sup> with unanimous approval by board.

Guest at meeting was Dale Eads irrigation manager for Bright View. Dale stated that repairs had been made to sprinkler system at intersection of Crest Top Trail and Dover. Will be getting a rain sensor to correct the issue of over watering.

President asked for comments and questions from homeowners and residents.

- Discussion was made regarding the continued parking issue. Debby made motion to have a Town Hall Meeting to discuss further with homeowners and residents. Date was set for September 6, 2017 @ 6PM at the above address. Connie Martin's team will be sending out a letter to homeowners and residents to notify them of the event.
- Discussion was made regarding hiring a handy man for ongoing repairs of fence, lights etc.
- Debby Hajdu will get in touch with Deputy Garrison regarding accident involving fence on Mulrennan.
- Resident at Rams Head has trailer full of trash. This will be going to the attorney
- Resident at Grand Canyon has Van with no plates, no insurance or registration. Was notified by Deputy Garrison and Code Enforcement that this needed to be taken care of or fines could in sue.
- Resident two houses down from Shaun needs to be mowed.
- Sign at Sky High and Grand Canyon needs to be fixed. It is the county who needs to do this.
- Residents whose homes back up to horse farm need that kept up. This is Not HOA property.
- Carmen Maria Valdez stated that the edging along Lumpsdan and Mulrennan is still not being done.
- Eugene Cebollero has volunteered to take care of website.

Financial report was given by Connie Martin of Sterling which stated that \$60,000 was paid to BrightView for planting. \$1,200 was paid to BrightView for March

Shaun spoke about opening new accounts for operating and reserve to keep balances under FDIC maximum.

Connie will explore CD's. Connie will also update Clk Pay. Per Connie there were 2 trip & fall cases from 2014 and has met with the adjuster.

Jeff Hajdu volunteered to be Contract Review Committee and gave a little about his history.

Regarding BrightView there is incomplete information regarding the contract. There was No scope of work for this. No Full proposal from Connie.

The question was raised if we have Independent Council. Shaun responded with yes.

Copper Ridge HOA Needs to be originator of all contracts was Jeff's recommendation.

Jeff states he will have Scope of Work completed within a year.

Respectfully Submitted

Debby Hajdu

Secretary, Copper Ridge HOA