

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, February 15, 2011**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:01pm by Anne Marie Murphy, President
  - Members Present: Anne Marie Murphy; John Beck;  
Hermes Vargas; Bryan Schneider
  - Members absent 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 meeting** –
  - January minutes approved with one correction. Hermes made a motion to approve with Ann Marie seconded the motion. Motion approved unanimously.
- **Reports:**
  - **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account \$ 58,233.00
      - Reserve Account \$ 104,765.00
      - Receivables \$ 9,0531.00
  - **Committee**
    - ◆ **ARC** –
      - 4218 Amber Ridge – Shed request (refused due to deed restriction)
      - 4633 Tuscan Ct. – Paint request (approved)
      - 4612 Newbourne Way – fence request (approved)Motion to approve by Ann Marie and seconded by Hermes-requests Approved
  - **Budget/Finance**
  - **Landscaping/Signs/Contracts report** –
    - Three landscaping bids accepted for consideration. Alexander's Property Maintenance, Luke Brothers Inc. and Consolidated Land Care. Ann Marie to interview contenders.
  - **Neighborhood Watch**
- **New/Old Business:**
  - Letter addressed to board on waiver of fees read but rejected.
  - Interpretation of fence ammedment still with lawyer.
  - Continue to moniter grass damage at bus stop.
  - Investigate the possible rental of HOA repositiions.
  - New HOA dues reminder signs to be ordered. Ann Marie made the motion, Bryan seconded and motion passed unanimously.
- Adjournment of the meeting at 8:02 pm.