

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, February 19, 2013

- Roll Call and Establishment of a Quorum of the Board of Directors was completed at 6:02 pm by Shaun Goeckner.
  - Members Present: Shaun Goeckner, Maria Valdes-Reilly, Jessica Rush, Raul Uresti
  - Members Absent: John Beck
  - 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
  - Election Concerns: Residents knew nothing about the people on the ballot. Need to have summaries about them next election.
  - Deed-Restricted Community: Do we have to allow Section 8 houses? YES, it's the law.
- Reading/Waiving of Reading and Approval of the Minutes from Previous Meetings: January approved, motion by Jessica, seconded by Shaun.
- Reports
  - Management
    - Annual Meeting Vote Reviewed; challenge was discussed, but vote was not officially challenged.
    - Operational Acct \$266,511
    - Reserve Acct \$224,124
    - Delinquents \$119,052
    - Jorge Tejada questioned violations for car and palm fronds. Gail will research, and this will be postponed for discussion next month.
    - Final Violations—929 Grand Canyon sent to Mediation. Jessica motioned, Maria seconded.
  - Committee
    - ARC
      - NOT APPROVED—need more information
        - 516 Cape Cod—tree removal—need permit from county
        - 4112 Amber Ridge—paint—color? Neighbor pictures?
      - APPROVED, motioned by Jessica, seconded by Shaun
        - 4120 Copper Canyon—paint
        - 4227 Amber Ridge—roof
        - 4111 Jade—expanding screen room
        - 1209 Dragon Head—paint
        - 707 Rocky Mt
  - Landscaping—approved sod for Palm Beach entrance, motion by Maria, second by Jessica.
  - Neighborhood Watch—4122 Copper Canyon Section 8 concerns
    - Private Security Presentation
    - Not approved based on need for one house
- Old Business:
- New Business
  - Ham Radio Antenna—send question to attorney.
  - Document Changes
    - Gail will email sample shed amendment.
    - Shaun will bring documents to share.
  - Clubhouse/Pool—will cost a half million dollars.
- Adjournment of the Meeting at 8:30 pm. Motion by Jessica, second by Maria.