

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
Tuesday, February 17, ~~2014~~ 2015

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:00 p.m. by Shaun Goeckner.
  - Members Present: Shaun Goeckner, Maria Valdes, Jessica Pajak, Anne Marie Murphy
  - Member Absent: Kimberly Dunn
  - 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
  - 4107 Grand Canyon—landscape concerns
  - Lighting Maintenance
  - Minutes—June? July? December? Agenda online? Newsletter through TBT for Free?
  - Sidewalk Repairs on the way
  - Violation Corrections—email Gail when complete
- Approval of January Minutes—motion by Anne Marie, second by Shaun
- Reports
  - Management
    - Both Operating Accounts \$375,810
    - Both Reserve Accounts \$263,476
    - Violations
      - Proceed with Trash Can Violations—motion by Anne Marie, second by Jessica—  
all in favor except Maria
      - 734 Cape Cod Mediation Letter—motion by Anne Marie, second by Shaun
  - Committee
    - ARC Approvals—motion by Anne Marie, second by Maria
      - 4118 Amber Ridge—redoing pool/deck
      - 4817 Copper Canyon—paint
      - 808 Amethyst Way—paint
    - Landscaping Status Report
      - Things are not getting done!
      - Tree Trimming—Swingle bid, motion by Anne Marie, second by Jessica
      - Wall Painting—tabled until next month
    - Neighborhood Watch
- Old Business
  - Signs and Monuments Update
  - Holiday Lights
    - outlet check for holiday lights
    - lights packed away
    - call John to check all lights and add outlets
- New Business
  - Parking on Cape Cod
  - Cape Cod Vine Violation
  - Review and Respond to Letters addressing the Board—\$75
  - Website and Email Changes
- Adjournment of the Meeting at 6:57 p.m.