

## **COPPERRIDGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC MINUTES OF THE BOARD OF DIRECTORS**

When: Tuesday, January 20, 2015  
Time: 6:00 p.m.  
Location: Farm Bureau Community Room  
100 South Mulrennan Road  
Valrico, FL 33594

- Roll Call: Board members present: Shaun Goeckner, Maria Valdes, Kimberly Dunn, AnneMarie Murphy. Board members absent: Jessica Pajak
  
- Proof of Notice of Meeting: All signs put out within 48 hours of meeting as required
  
- Comments and Questions by homeowners:
  - Question regarding when county will install gates at entrances to Lumsden Extension area
  - Complaint about excessive street parking and safety concerns
  - Complaint about loose dog not being supervised properly
  - Concerns why minutes are not posted in timely manner
  
- Approval of Minutes
  - Maria made motion to approve minutes as submitted for August and September, 2014. Shaun seconded the motion and the motion was passed
  - Shaun made motion to approve minutes as submitted for October, 2014 and the motion was passed without second due to Shaun being only board member present at the meeting in October.
  - Shaun made motion to approve minutes for Annual Membership Meeting held November, 2014 and motion was passed without second due to Shaun being only board member present at the meeting
  - Kimberly made motion to approve minutes as submitted for Organization meeting held November, 2014. Shaun seconded and motion was passed
  - AnneMarie made motion to approve November minutes as submitted. Shaun seconded and motion was passed
  
- Reports
  - Management
    - Both operating accounts: \$336,486
    - Both reserve accounts: \$259,891
    - Violations: There are 388 open violations

• Committee  
ARC

AnneMarie made motion to approve and deny as follows the ARC request.  
Kimmie seconded and motion was passed.

- 4439 Horseshoe Pick - rejected for more info
- 4929 Copper Canyon - rejected for more info
- 4713 Little Denise - approved for painting
- 912 Grand Canyon - approved for fencing
- 4518 Arizona Sun approved for handicap ramp
- 4101 Copper Canyon approved for roof replacement

Landscaping

AnneMarie had meeting and inspection with landscape company. They are working on short and long term plan for site improvements. Will be meeting several time to put together plans for submitting to the board. Gail suggested including a full booting of palm trees during trimming.

Neighborhood Watch

AnneMarie reported there was a car break-in on her street. No other activity was noted.

• Old Business

Sign and Monuments

Shaun made motion to build monument sign at Newborn entrance as bid to improve continuity. AnneMarie seconded and motion was passed

Holiday Lights

Shaun is required to submit W9 to receive payment for lights placed at most entrance of the holidays

New Business

County registration of vacant/abandoned/foreclosed homes

Second floor addition - board is open to receiving ARC request that includes sketch or artist rendering

Review and respond to letters addressing the Board - none

Website and Email changes - minutes will be submitted to Bryan Schneider

Adjournment