

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, January 19, 2016

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:00 p.m. by Shaun.
 - Members Present: Shaun Goeckner, Maria Valdes, Jessica Pajak, Anne Marie Murphy
 - Members 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—Lighting and Minutes Posted Online.
- Approval of November and December Minutes—Motion by Anne Marie, second by Jessica
- Reports
 - Management
 - Both Operating Accounts \$355,428
 - Both Reserve Accounts \$338,290
 - Hirtzel/Pongo Ln—NO FEES WAIVED
 - Committee
 - ARC—motion by Anne Marie, second by Jessica as noted below
 - 4931 Copper Canyon Blvd—paint
 - 933 Grand Canyon Dr—fence
 - 933 Grand Canyon Dr—paint
 - 608 Cape Cod Cir—screening front porch
 - 916 Stallion Way—roof
 - Landscaping Status Report
 - Color in Place ☺
 - Dover entrance: Getting established
 - Rejuvenational pruning done
 - Berm done
 - Bladder Tank Replacement: \$900 to be approved as soon as exact figure is known
 - Dead Palm Trees Removal—Swingel \$2,000 Motion by Anne Marie, second by Jessica
 - Thinning Canopy of Big Oaks at Copper Canyon entrance—\$3,500 Motion by Anne Marie, second by Maria
 - Neighborhood Watch—None
- Old Business
 - Newsletter—stopped pending more advertiser sponsorship ☹
 - Amendment Update—Reviolate present sheds with 60 days to get rid of sheds
 - Minutes on Website—Shaun will email Jessica directions.
 - Electricity at Palm Beach Dr—pending...waiting...
- New Business
 - Collection procedure—tabled—not sure what could be done to improve at this time
 - Wrecked fence at 927 Cape Cod—insurance contacted, tomorrow monument to be looked at
 - Spring BBQ—same—April
 - Possible Land Plot for Community Center—2 acres on Mulrennan for clubhouse/pool—Shaun will work up numbers.
 - Review and Respond to Letters addressing the Board—None
 - Website and Email Changes—None
- Adjournment of the Meeting—6:41 p.m.