

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, July 19, 2011**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:01pm by Anne Marie Murphy
  - 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** –
  - Question if Gazebos are allowed. They are allowed with proper approval.
  
- **Reading / Waiving of Reading and Approval of the minutes from previous meeting** –
  - Bryan made a motion to approved June meeting minutes with corrections to spellings. Second by Hermes. Passed.
  
- **Reports:**
  - **Treasurers/ Financial Reports**
    - To Date Financial Report
      - Operating Account                   \$ 104,404.00
      - Reserve Account                   \$ 120,914.00
      - Receivables                           \$ 94,822.00
  
  - **Committee**
    - ◆ **ARC** –
      - 804 Amethyst – Apply drive way sealer.(approved)
      - 905 Pyrite Ct. - Fence.(approved)  
Motion to approve by Anne Marie and 2<sup>nd</sup> by Hermes.
  
  - **Landscaping/Signs/Contracts report** –
    - Landscaping by LMP was satisfactory without inspection.
    - \$100 ticket for watering on wrong day issued by county. LMP will notify county sprinkler test was in progress.
  
  - **Neighborhood Watch - Nothing**
  
- **Old Business:**
  - Anne Marie made a motion to allow liens to proceed to Attorney for foreclosure. Hemes seconded. Passed.
  - Witt fence made bid to replace 3600 feet of fence along railroad track for \$36,800. A second bid was requested by the board from another vendor..
  
- **New Business:**
  - Anne Marie made a motion to elect Bryan to the position of Secretary. Hermes seconded the motion. Passed.
  - **Website and Email changes** - Web site had no changes.
  - Hermes made motion to check with attorney if matching up fence to neighbors fence trumps window amendment. Bryan seconded the motion. Passed.
  
- Adjournment of the meeting at 7:10 pm.