

COPPER RIDGE HOMEOWNERS ASSOCIATION OF BRANDON INC (HOA) MEETING MINUTES 7/17/2017

Farm Bureau Community Room 100 South
Mulrennan Road
Valrico, Florida 33594

President called the meeting to order at 6:07 PM on July 17, 2017. Roll call was completed and quorum established.

Guest at the meeting; Deputy Garrison from the Hillsborough County Sheriff's Office. Deputy Garrison discussed code enforcement. The Deputy provided her phone number as a contact for the HOA. She stated that if there were violations reported five (5) times in one-week action would be taken

President asked for proof of notification of meeting; after some discussion proof was established.

President called for reading of the previous meeting minutes; no minutes were kept and reported for the June 19 2017 meeting.

- Debby Hajdu has volunteered and was accepted as the Recording Secretary. Debby has been established as the Secretary as of this meeting on July 17, 2017.

President ask for comments and questions from homeowners and residents.

- Ann Marie Murphy questioned if we were legal in that there may not be enough signs posted in the area. Also questioned where were previous minutes to the meetings. Threatened to take action against the sitting HOA board. President acknowledged Ann Marie and stated she is welcome to take any and all action that she feels is necessary.
- Kimmy Dunn registered concern over the landscaping and whether or not it is being completed to the standards of the contract. The contract was not available at this meeting. Debby Hajdu requested a copy of the contract. Aaron Frazier, the site Manager for Brightview wasn't sure of the contract contents either and promised to look into the language and requirements. Also, Aaron stated he would bring a list of colors of flowers available for this time of year from the nursery. It was stated the flowers were not blooming or colorful. The content of the contract with Brightview will take further investigation.
- Ann Marie brought up the notices to pressure wash sidewalks and/or houses that were sent to homeowners by First Services, the HOA's Management Company. Hillsborough County has been put on water restriction's. The restrictions went into effect on June 1, 2017.
- Issues with the sprinkler system were posed.
- Kimmy asked questions about the management company contract and how much time Connie Martin from First Services was to be on site. Also, Kimmy brought cost of sending notices as well as other issues. Connie stated the contract stipulated that she was to spend 4 hours per week working on HOA issues. Further concerns were raised over citations and how many could be identified for four hours per week. The management company contract was not available for review at this meeting.

President requested the Management report. Connie with First Service provided the report. Connie went over the bank balances. Reports were available prior to the meeting.

- Connie presented a request payment plan of delinquent dues for one resident. The total amount to be made up is \$1508.06. Connie provided a letter to the board from said resident outlining the payment plan.
- President asked for a motion to approve said resident's request. Motion was made by Shaun. The motion was seconded by Carmen Maria Valdez. The board unanimously approved the request.
- Motion was made by Shaun to Decline foreclosure at this time on the Pongo Lane resident. This was second by Carmen Maria Valdez. Motion was unanimously approved by Board.
- Kevin Fenton the Attorney requested board review on Amber Ridge Lane resident. Board requested further information.
- Regarding the Collection Cost Waiver Requests all were motioned by Shaun and seconded by Carmen Maria Valdez to waive all EXCLUDING: John Graves AJ Investments. As included in the Monthly Management Report. This was unanimously approved by board.

Respectively Summited,

Debby Hajdu
Secretary, Copper Ridge HOA