

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, March 20, 2012

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:10 pm by Anne Marie Murphy, President

- Members Present: Anne Marie Murphy; Maria Valdes-Reilly; Hermes Vargas
Members absent: Bryan Schneider, Jessica Rush

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** – None

- ❖ **Reading / Waiving of Reading and Approval of the minutes from previous meeting**

February minutes approved by Hermes, but subject to corrections, second by Ann Marie.
December 2011 minutes Ann Marie made motion to approved. Seconded by Hermes.

Pool resolution – Hermes made motion to pass attorney's letter. Seconded by Ann Marie.

- **Reports:**

- **Treasurers/ Financial Reports**

- To Date Financial Report
 - Operating Account \$
 - Reserve Account \$
 - Receivables \$

- **Committee**

- ❖ **ARC –**

- 1327 Dragon Head – paint request
- 4324 Horseshoe Pick – fence modification
- 3406 Long Island way – paint request
- 810 Cresttop Trail – paint request
- 827 Rocky Mt- pool & screen request
- 4454 Horseshoe Pick- paint request
- 1033 Grand Canyon Drive – paint request
- 1015 Grand Canyon Drive – paint request

Ann Marie made motion to approve ARC request. Hermes seconded. Approval unanimous.

- **Budget/Finance**

- **Landscaping/Signs/Contracts report** – Ann Marie mentioned her inspection with LMP is tomorrow.

- **Neighborhood Watch** – nothing to report

- **New/Old Business:**

- Bids - Exterior wall & pressure (from Capstone & Aztech)
- Ann Marie made motion to accept Capstone bid if they do pressure wash for \$3,500 instead of \$4,000 and throw in monument wall on Dover.
- Gail mentioned we received violation letter from Hillsborough County for gate removal on Copper Canyon. She states this really isn't a violation.

- Adjournment of the meeting at 7.11 pm.