

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

Tuesday, March 19, 2013

- Roll Call and Establishment of a Quorum of the Board of Directors was completed at 6:00 pm by Jessica Rush.
  - Members Present: Maria Valdes-Reilly, Jessica Rush, John Beck, Raul Uresti
  - Members Absent: Shaun Goeckner
  - 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: Lights
- Reading/Waiving of Reading and Approval of the Minutes from Previous Meetings: February approved, motion by Raul, seconded by Jessica.
- Reports
  - Management
    - Operational Acct \$246,671
    - Reserve Acct \$229,435
    - Delinquents \$117,671
    - Final Violations—525 open; next month final list of 15 or so
    - Jorge Tejada: tag is current, vehicle still has 3 flat tires; palm fronds; dirty mailbox as of 3:15 p.m. today. Gail requested board to drive by and look at it. Motion was made to send to attorney for inoperable vehicle by Jessica and seconded by Raul.
  - Committee
    - ARC APPROVED—motion by Jessica, second by Maria
      - 4124 Copper Canyon Blvd—tree removal/roof
      - 4112 Amber Ridge—paint
      - 3404 Sand Key Ln—paint
      - 820 Rocky Mt Ct—pavers/walkway
      - 4710 Ramshead Dr—screen room
  - Landscaping
    - Bids? Gail to find out when contract is up.
    - Numerous bushes to replace
    - Dead palm—Amethyst
    - Sprinklers watering street
  - Neighborhood Watch
    - Rocky Mt—parking
    - Man approached kids—sheriff was called
- Old Business
  - Ham Radio Antenna—tabled for next month
  - Document Changes—tabled for next month; Gail will provide samples for next month.
- New Business
  - Entry lights—E Mulrennan; new bid for Palm Beach motion by Jessica, second by John
  - Holes in asphalt—Copper Canyon/Mulrennan
  - Violations—Post the number summary on website
- Adjournment of the Meeting at 7:58 pm. Motion by Jessica, second by Maria.