

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, May 15, 2012

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:03pm by Anne Marie Murphy.
 - Members Present: Anne Marie Murphy, Jessica Rush; Bryan Schneider, Hermes Vargas
 - 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** – None.

- **Reading / Waiving of Reading and Approval of the minutes from previous meetings** –
 - Hermes made a motion to accept the April 2012 meeting minutes. Anne Marie seconded the motion. Passed. Bryan will email the Board the previous meeting minutes that have not been posted for review. The Board will review and correct the minutes if needed. The March 2012 meeting meetings have not been approved due to missing information.

- **Reports:**
 - **Management** – Gail gave a summary of the management report.
 - **Treasurers/ Financial Reports**
 - To Date Financial Report
 - Operating Account \$ 194,513.00
 - Reserve Account \$ 175,831.00
 - Receivables \$ 130,446.00
 - **Committee**
 - **ARC** – The board is discussing replacing the current paint palette.
 - 3413 Palm Beach Drive – Paint
 - 4612 Newbourne Way – Paint
 - 4438 Horseshoe Pick – Paint
 - 4314 Horseshoe Pick – Paint
 - 1009 Grand Canyon – Paint
 - 628 Cape Cod Circle – Paint
 - 4832 Copper Canyon – Paint
 - 604 Grand Canyon – Landscaping
 - 604 Grand Canyon – fence - need more info
 - 810 Crest Top Trail – need more info
 - Anne Marie motioned to accept the ARC requests above with the exception of the two that needs more information. Jessica seconded. Passed.
 - **Landscaping/Signs/Contracts report** –
 - **Ratify Pressure Tank Repair** – Anne Marie motioned to ratify the cost of replacing the pressure tank on Amber Ridge Lane from LMP for \$992. Jessica seconded. Passed.
 - **Neighborhood Watch** – Nothing to report.

- **Old Business:**
 - **Fence Cleaning** – Anne Marie motioned to accept the bid for Aztech Painting and Services for \$10,000 for Painting of Exterior Perimeter fence and pressure washing. Jessica seconded the motion. Passed.

- **New Business:**
 - **Website and Email changes** – Nothing
 - **Review and Respond to Letters addressing Board** – Nothing

- Adjournment of the meeting at 7:00 pm.