

# COPPERRIDGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC

## MINUTES OF THE BOARD OF DIRECTORS

When: Tuesday, May 19, 2015

Time: 6:00 p.m.

Location: Farm Bureau Community Room  
100 South Mulrennan Road  
Valrico, FL 33594

- Roll Call: Board members present: Maria Valdes, Kimberly Dunn, AnneMarie Murphy.  
Board members absent: Shaun Goeckner, Jessica Pajak
  
- Proof of Notice of Meeting: All signs put out within 48 hours of meeting as required
  
- Comments and Questions by homeowners:
  - Complaint that 706 Rocky Mountain leaves basket ball hoop in the street and mailbox is dirty.
  - Question from homeowner about parking boat/trailers on common areas
  - Concern from homeowner that children don't have a place to play
  - Posts down on entrance side of Copper Canyon and Mulrennan
  
- Approval of Minutes
  - Anne Marie was unable to complete March minutes due to missing ARC information. Tabled until June
  - No meeting held in April
  
- Reports
  - Management
    - Both operating accounts: \$443,445
    - Both reserve accounts: \$307,647
    - Violations: There are 463 open violations
  
- Committee
  - ARC
    - AnneMarie made motion to approve the ARC request for 819 Cape Cod Circle for fence replacement. Maria seconded and motion was approved.
  
  - Landscaping
    - AnneMarie inspected property 5/12/15 with representative Marie from Natural Designs. The following issues were noted:
      - Need to check irrigation due to hot spots forming
      - 4 palm trees dying behind monument at Lumsden and Mulrennan, a bid will be submitted

Crepe Myrtles along Mulrennan need to be removed, a bid will be submitted

There is a dead and fallen pine tree at 814 Cape Cod Circle that need to be removed

Noted that fence along Mulrennan and Copper Canyon needs to be washed

Pond on Mulrennan needs to be let grow out for one month to allow turf to reseed itself

Tree behind home off Dragon Head needs to be trimmed and turf needs to be mowed further up

Culverts in retention pond areas need to be cleared.

Need bid to cut berm ASAP

#### Neighborhood Watch

Nothing reported

#### ● Old Business

Monuments - tabled

Newsletter - see New Business

Wall painting - tabled

#### New Business

Presenter for Newsletter - AnneMarie made motion to accept KEM for newsletter vendor Maria seconded and motion passed.

Address concern about HOA tree that hanging over private home. Board will have arborist look at tree and determine if artery can be removed without permanent damage

Review and respond to letters addressing the Board - none

Website and Email changes - minutes will be submitted to Bryan Schneider

#### Adjournment