

COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, November 17, 2015

Annual Membership Meeting Minutes

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:02 p.m. by Anne Marie.
 - Members Present: Maria Valdes, Jessica Pajak, Anne Marie Murphy
 - Members Absent: Shaun Goeckner, Kimberly Dunn
 - First Service Management: Gail Knight
- Proof of Notice of Meeting—Mailing went out October 27, 2015.
- Establishment of Quorum of the Membership (92 homes)—No Quorum...Only 72 proxies returned. All members present were in favor of counting the proxies.
- Tally of Vote from Limited Proxy
 - Review: 29 No, 41 Yes to Waive
 - Rollover: 1 No, 70 Yes
- Announcement of the Board of Directors—Board will remain the same.
 - Shaun Goeckner—President
 - Maria Valdes—Vice President
 - Jessica Pajak—Secretary
 - Kimberly Dunn—Director
 - Anne Marie Murphy—Treasurer
- Adjournment of the Meeting

Regular Monthly Board Meeting Minutes

- Roll Call/Establishment of a Quorum of the Board of Directors was completed at 6:12 p.m. by Anne Marie.
 - Members Present: Maria Valdes, Jessica Pajak, Anne Marie Murphy
 - Members Absent: Shaun Goeckner, Kimberly Dunn
 - First Service 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
 - Are the Minutes Up-to-Date on Website?
 - Amendment Discussion: This is being done by the homeowners NOT the board. Halfway to the 600 votes which is the two-thirds required to pass it.
- Approval of October Minutes—motion by Anne Marie, second by Maria
- Reports
 - Management
 - Both Operating Accounts \$327,191
 - Both Reserve Accounts \$331,073
 - Committee
 - ARC—motion by Anne Marie, second by Maria as noted below
 - 858 Rocky Mountain Ct—paint—approved
 - 705 Rocky Mountain Ct—windows—approved

- 601 Grand Canyon Dr—mailbox—approved
- 1320 Dragon Head Dr—paint—approved
- 4712 Little Denise Ct—fence—return for more information
- Landscaping Status Report
 - Dead Plants at Newbourne Way Replaced
 - New Plants at Amethyst Way Planted
 - Stressed Turf at Cape Cod Cir—Check Irrigation
 - Lumsden Rd Extension One-Time Cut \$550—motion by Maria, second by Anne Marie
 - Check Berm
 - Pump at Jolly Ct Is Acting Up
 - Dover Rd Entrance—200 sq ft Sod Replacement—motion by Anne Marie, second by Maria
 - 8 Palm Trees at Lumsden Rd and Mulrennan Rd To Be Removed—Get Bids
 - Dover Rd Entrance—70 Dead Plants: Removal and Replacement for \$3,140—motion by Anne Marie, second by Jessica
 - Add More Color to Landscaping—Get Bids
 - Rejuvenation on Dover—Check on Time
- Neighborhood Watch—None
- Old Business
 - Newsletter—December Is Great! Decorating Contest
 - Amendment Update—Still Trying
- New Business
 - Review and Respond to Letters addressing the Board: 762 Cape Cod Cir—“CopperTop” the Gopher Tortoise Has Moved In. We will just watch him for now with possible action to come in the future if needed by the experts—he’s a threatened species! 😊
 - Website and Email Changes—None
- Adjournment of the Meeting—6:56 p.m.