

## **COPPERIDGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC MINUTES OF THE BOARD OF DIRECTORS**

When: Tuesday, September 15, 2015  
Time: 6:00 p.m.  
Location: Farm Bureau Community Room  
100 South Mulrennan Road  
Valrico, FL 33594

- Roll Call: Board members present: Shaun Goeckner, Maria Valdes, Kimberly Dunn, AnneMarie Murphy.
  - Board members absent: Jessica Pajak
  
- Proof of Notice of Meeting: All signs put out within 48 hours of meeting as required
  
- Comments and Questions by homeowners:
  - John Beck wanted to know if we heard any news about the property across Dover Road. He heard things going on over there. Board had no information about anything regarding that property
  
- Approval of Minutes
  - August minutes were incomplete and could not be submitted
  
- Reports
  - Management
    - Both operating accounts: \$419,006
    - Both reserve accounts: \$249,799
    - Violations: There are 412 open violations
  
  - We received a bid to complete repairs on the lights throughout the property. AnneMarie made motion to accept and Shaun seconded. Motion passed
  
- Committee
  - ARC
    - AnneMarie made motion to approve submitted ARC request, Maria seconded and motion passed
      - 625 Cape Cod paint
      - 935 Grand Canyon fence
      - 702 Rocky Mountain fence
      - 4108 Amber Ridge paint

### Landscaping

AnneMarie inspected property 9/18/15 with Josh and Joe from Outdoor Professionals.

Mulching bid was submitted for remaining property for \$11,760.

AnneMarie made motion to accept, Kimmie seconded and motion was passed

Need to check Berm as rapid growth due to raining.

Maria requested a bid to bush hog the area behind her house

### Neighborhood Watch

Nothing reported

### ● Old Business

Newsletter - looked great and will submit info for October

Wall painting - in progress

Monument - in progress

Amendment Update - ballots still being collected

Budget - Gail submitted for review the proposed budget

### New Business

Review and respond to letters addressing the Board - none

Website and Email changes -

### Adjournment