

Brandon Brook HOA
Board of Directors Report
June 2007

This report, from your Brandon Brook HOA Board of Directors, is a little later than in the past because we have had several projects in process and wanted to wait until they were completed before providing our report. As you have probably noticed, we had new signs installed at the Mt. Carmel entrance. The old sign was in bad shape and needed to be replaced due to wood rot, vandalism and a vehicle collision. When we applied for the sign permit from the County, it was rejected because a sign must be at least 17 feet from the roadway. The old sign was not legal; it was put up without a permit by the builder. This is the reason we decided to install two signs. Due to the county requirement, we will not be able to replace the old “Estates” sign on Silver Flask.

The grant for the irrigation system at the Mt. Carmel entrance was approved and the system was installed along with new plant material. We believe that the entrance is very much improved due to the upgrades.

The greatest number of improvements was made at the pool area. We put in two picnic type tables, two benches and three lounge chairs around the pool and one bench in the play ground area. We also put in a new water fountain on the pool house wall and a video camera system to help cut down on the vandalism. This system can be monitored by board members at their home via the internet. This has enabled us, in some cases, to spot vandalism and go to the pool and stop it before it went too far. The system also includes a video recorder which will enable us to show the video to law enforcement to aid in identifying anyone doing damage to the pool/playground area. We have had to replace one of the windows in the men’s room three times. We also hired a new janitorial contractor for the pool. If you have been to the pool this summer you will notice a great improvement in the cleanliness of the restrooms. The new contractor is doing a great job! We have been told, by visitors to our pool, that ours is much better than the one in their community. Our pool is one of the greatest assets to our community and we are striving to keep it in a condition that we can be proud of. We have just recently added a new playground module for the little ones. Many parents have been requesting this and after much research we were able to find one we could afford and have it installed. We think this will be a welcomed addition to the playground.

Some of you might have noticed that a vehicle ran in to a section of the fence along Valrico road several months ago. We attempted to identify the driver of the vehicle through Sheriffs Dept. records, but this effort was not successful. Unfortunately, the HOA had to pay for the needed repairs.

We would also like to take this opportunity to mention the “Annual Meeting” which includes the election of the Board of Directors. The present board has been in place for about five years with only two changes due to past members moving from the community. We have not been able to officially hold an Annual Member Meeting for about five years due to the lack of a quorum. In order to hold the meeting and election, we need a total of 141 lots represented at the meeting by some combination of lots represented in person or by proxy. We send out blank proxies with the meeting announcement each year. We have a total of 470 homes in our community and this past year we had a total of about 15 lots represented by person and/or proxies, so we again were not able to have a meeting. If the present board members decide, for what ever reason, to resign from the board we would probably be unable to seat a board. If this happens the State can appoint a receiver to run the Association until a new board can be elected. The homeowners would be required to pay the salary of this entity to make decision for the HOA. This would not be cheap and would require a large increase in assessments or a Special Assessment to pay this salary. Some people think that the HOA would just dissolve and go away. This is not true. We would like to give an invitation to all homeowners to attend a monthly board meeting to observe the work we are doing. You may decide that you want to get involved. We would welcome volunteers to run for board positions and bring new ideas to the table. If you are not able to attend the Annual Association Meeting, please send in your proxy. You might also like to volunteer to serve on the board or nominate someone you know that would like to serve. We are trying to make Brandon Brook a place that we are all proud of and we need your help. Everyone says that they don't have time because they work. Well, every member of the present board has a job except for one (retired). You only have to attend one meeting each month and it takes about 1 ½ hours. Attend and see what goes on.

The Board would also like to remind all homeowners that spring is almost over and summer is here along with hurricane season. Now is the time to do all you can to prepare for the possibility that we could very well get a storm this year. Each homeowner should check around the outside of their home and make sure they are prepared.

Following is a list of items that each of us should look at and take care of if needed:

- * Clean all concrete surfaces
- * Clean all exterior building surfaces on the home
- * Remove weeds from plant beds, expansion joints, shrubs, etc.
- * Replace dead and missing grass (Now that the rainy season is here)
- * Apply fertilizer and pest control to lawn and landscaping
- * Trim trees and shrubs

- * Remove all debris, trash, lumber, coolers etc. on your lot and store out of view
- * Repair damaged screens, windows, doors, columns etc. on your lot
- * Repaint as needed (after obtaining written approval from the ACC)

If everyone would take care of these items the results would be amazing.

Board of Directors
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