

**Brandon Brook Homeowners Association, Inc.**  
**Board Of Directors Meeting**  
**February 28, 2006**  
**Brandon Community Center**  
**510 Sadie Street – Brandon, Florida**  
**Minutes**

**Call to Order:** The meeting was called to order by Bill Davis, President, at 7:00 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Directors Bill Davis, Claudina Doyle, Ange White and Marsha Schwartz were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting sign had been posted in a timely manner at least 48 hours in advance of the meeting.
- **Approval of Minutes** – Bill Davis moved to approve the minutes as reviewed. Second and passed unanimously.

**Financials:** Financials were presented.

- The bank account balance at January 31, 2006 is \$105,154.53.
- The year-to-date budget variance is a net loss of \$5,012.60.
- Delinquent accounts were reviewed totaling \$3,699.00. Delinquency notices went out February 7, 2006. Delinquent accounts will be turned over to attorney for collection by 3/13/06.
- The report is filed for audit.

**Unfinished Business**

- Fining committee acquired a third member. Board and committee presented final draft of fining procedures and guidelines. Manager to review final draft of procedures and/or forward to attorney for final review as appropriate.
- Brief discussion regarding vandalism at pool area. Perpetrators were identified as members of the community and letters were sent.
- Bill Davis moved to accept fence proposal from West Coast Fence to install missing fence section at southeast side of pool area. Ange White second and passed unanimously.
- Ange White moved to accept proposed option #3 from Next Day Signs for the new community sign at the Mt. Carmel entryway island. Board asked that option #3 be updated to include the wording “Deed Restricted Community”. The board indicated that the graphical “swoop” type images can be removed to provide room for the additional wording if needed. Bill Davis second and passed unanimously.
- Brief discussion regarding speed bumps along Brandon Brook Road. Bill Davis indicates that county survey has identified Brandon Brook Road as a viable candidate. County to commence process to seek approval from affected owners. County to distribute flyer.
- Ange White moved to replace broken float valve in pool equipment with appropriate “Toro” type valve. While initial cost is higher with this type of valve, service life should be greatly extended and cost less over time. Bill Davis second and passed unanimously.

## **New Business**

- Bill Davis moved to order five (5) 18” x 24” “No Parking” signs with 10’ painted U-Channel sign posts per the proposal from Signs Now, Inc. Ange White second and passed unanimously.
- Bill Davis moved to accept the “without supplies” proposal from Future Innovations for janitorial services at the pool restroom areas. Ange White second and passed unanimously.
- Board reviewed 403 Benson’s response to the attorney letter sent them regarding multiple, ongoing violations. Board provided photographic illustrations of continued, ongoing violations at this address. Board indicated that attorney should proceed with mediation.
- Brief discussion regarding paint colors at 412 Sonoma. House remains painted unapproved colors. Manager to send final 30-day certified notice requiring owners to repaint with approved colors. Approval for new colors must still be obtained by 412 Sonoma.

## **No Committee Reports**

## **Adjournment**

- Bill Davis moved for adjournment at 8:18 p.m. Second and meeting adjourned. The next meeting will be held March 28, 2006.

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Claudina Doyle, Secretary

Date