

**Brandon Brook Homeowners Association, Inc.**  
**Board Of Directors Meeting**  
**May 23, 2006**  
**Brandon Community Center**  
**510 Sadie Street – Brandon, Florida**

**Minutes**

**Call to Order:** The meeting was called to order by Bill Davis, President, at 7:02 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Directors Bill Davis, Marsha Schwartz and Claudina Doyle 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 April 30, 2006 is \$85,544.70.
- Delinquent accounts were reviewed totaling \$611.00.
- The report is filed for audit.

**Unfinished Business**

- Bill provided updated pricing information for new entry signs at Mt. Carmel. Total cost of signage will increase from \$7,722.50 to \$9,834.50. Claudina moved to accept the new sign bid and pricing increase of \$2,112.00. Second and passed unanimously.
- Bill moved to accept \$710 bid for installation of pool/playground furniture. Second and passed unanimously.
- Claudina moved to accept \$1,275 bid for pressure washing of sidewalks and entry areas. Second and passed unanimously.
- Bill moved to turn violators that have received 3 or more letters per list provided by manager over to the Association attorney for enforcement actions. Second and passed unanimously.

**New Business**

- None

**No Committee Reports**

**Adjournment**

- Bill Davis moved for adjournment at 8:11 p.m. Second and meeting adjourned. The next meeting will be held June 27, 2006.

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Claudina Doyle, Secretary

Date