

Brandon Brook Homeowners Association, Inc.
Board Of Directors Meeting
July 25, 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, Marsha Schwartz, Ange White 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 June 30, 2006 is \$84,164.51.
- Delinquent accounts were reviewed totaling \$15,705.
- The report is filed for audit.

Unfinished Business

- Bill Davis provided updates on the new Mt. Carmel signs. County is now requiring homeowner waivers to be notarized. Bill working to satisfy county requirements so permits can be obtained. Once permits are obtained, sign installation should proceed.
- Board will conduct additional research regarding playground equipment options.
- Bill Davis is continuing his communications with landscape maintenance and janitorial service to improve results of service. Bill is not pleased with overall service from either vendor, will ensure that improvements or changes are made.

New Business

- Bill Davis will contact Brandon Irrigation to request a review/inspection of the Mt. Carmel irrigation system due to low pressure and/or lack of proper coverage.
- Manager will contact Staples Electric regarding faulty exhaust fan in men's restroom at poolhouse.
- Ange White moved to accept water fountain replacement bid up to \$1,000. Second and passed unanimously. Bill Davis will attempt to gather make/model information from existing unit and provide to manager.

No Committee Reports

Adjournment

- Bill Davis moved for adjournment at 7:50 p.m. Second and meeting adjourned. The next meeting will be held August 22, 2006.

Claudina Doyle, Secretary

Date