

Brandon Brook Homeowners Association, Inc.
Board Of Directors Meeting
September 26, 2006
Brandon Community Center
510 Sadie Street – Brandon, Florida

Minutes

Call to Order: The meeting was called to order by Bill Davis, President, at 7:10 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Directors Bill Davis, Marsha Schwartz and Ange White were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the budget meeting notice was mailed to all owners in a timely manner at least 15 days in advance of the meeting. Affidavit of mailing on file.
- **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 August 31, 2006 is \$96,946.38.
- Accounts receivable were reviewed totaling \$881.00.
- Manager presented signature cards for new accounts for board to sign.
- The report is filed for audit.

Unfinished Business

- Bill Davis provided updates on the new Mt. Carmel signs. Install proceeding, holes dug and county to inspect prior to completion. Total price for signage should be \$9,834.50.
- New curbing installed around plant beds. Looks good. Landscaper will add mulch in October.
- Bill Davis indicates that the Speed Bump project is proceeding. The B.O.C.C. approved request on September 12, 2006. Project will be completed per county schedule.
- Bill Davis moved to approve expense for water cooler drinking fountain up to \$1,070. Second and passed unanimously. Drinking fountain should be installed next week. New fountain will meet ADA requirements.
- Bill Davis re-installed window which had been pushed out of bathroom by vandals.

New Business

- Marsha Schwartz moved to repair fencing at the pool at the cost of \$596. Second and passed unanimously. Manager will notify West Coast Fence to proceed.
- Manager was asked to contact Truly Nolen regarding continued ant problem at restrooms.
- Bill Davis moved to accept the Specialty Pressure Washing bid for janitorial services at the pool area. Second and passed unanimously.
- Bill Davis initiated a brief discussion regarding security cameras at pool area. Manager asked to provide contact info for vendors who can provide additional information.
- Bill Davis conducted a budget presentation regarding the proposed 2007 budget. The board had a brief discussion regarding the several line items. Bill Davis moved to accept the proposed 2007 as presented, holding the assessment amount the same as 2006. Second and passed unanimously.

No Committee Reports

Adjournment

- Bill Davis moved for adjournment at 8:23 p.m. Second and meeting adjourned. The next meeting will be held October 24, 2006. The annual member meeting is scheduled for November 28, 2006.

Claudina Doyle, Secretary

Date