

Brandon Brook Homeowners Association, Inc.
Board Of Directors Meeting
October 24, 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, Claudina Doyle and Ange White were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting sign was posted 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 September 30, 2006 is \$90,624.49.
- Accounts receivable were reviewed totaling \$656.00.
- Board signed lien foreclosure authorizations for delinquent owner(s).
- The report is filed for audit.

Unfinished Business

- Painting of restroom floors was completed prior to the meeting.
- Truly Nolen has sprayed again to correct the ant problem at the restroom area.
- West Coast Fence should have fence repairs completed by weekend.
- New janitorial service provider selected at previous meeting, will begin services as of November 1, 2006. Services contract provided, BOD to review and sign as appropriate.
- Bill Davis presented information and bids for pool area security cameras/equipment from multiple contractors. The board discussed the bids and options. Marsha Schwartz moved to accept the proposal submitted by Security Lock Systems. Second and passed unanimously. Bill Davis to follow up with contractor regarding installation schedule and requirements. Bill Davis will also follow up with Verizon and/or Bright House regarding the possible installation of DSL/Cable/FIOS.

New Business

- Notices Report and ACC Report was reviewed.

No Committee Reports

Adjournment

- Bill Davis moved for adjournment at 8:10 p.m. Second and meeting adjourned. The next meeting will be the annual member meeting and will be held November 28, 2006.

Claudina Doyle, Secretary

Date