

Brandon Brook Homeowners Association, Inc.
Board Of Directors Meeting
March 27, 2007
Brandon Community Center
502 E. Sadie Street – Brandon, Florida

Minutes

Call to Order: The meeting was called to order by Bill Davis, President, at 7:15 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 was posted at least 48 hours in advance of the meeting.
- **Approval of Minutes** – Bill Davis moved to approve the minutes as presented. Second and passed unanimously.

Financials: Financials were presented.

- The bank account balance at February 28, 2007 is \$81,659.15.
- Accounts receivable were reviewed totaling \$2,153.
- The report is filed for audit.

Unfinished Business

- Bill Davis indicates that Verizon FiOS is installed and functional and that the security camera system is now configured to work with the internet connection.
- Bill Davis provided indicates that the pool deck repairs have been completed and were very successful.
- HOA and manager still attempting to get return calls from playground vendor(s) regarding possible upgrades to playground equipment. Manager will continue to follow up in an effort to obtain options, pricing, etc.
- HOA still dissatisfied with performance and/or responsiveness from landscape contractor. HOA will likely seek a change in landscape maintenance providers. Manager will continue to follow up with vendor to provide opportunity for corrective measures.

New Business

- Marsha Schwartz moved to accept the Woodstock Enterprises \$1,400 bid for repairing the damaged brick wall along Valrico road. Claudina Doyle seconded and motion carried unanimously. The board asked that the vendor select the best possible match for the replacement bricks because the original style is undetermined.
- Claudina Doyle moved to accept the Jim Aikey bid of \$220 for painting the end caps of the islands at Mt. Carmel and Silver Flask. Marsha Schwartz seconded, motion carried unanimously.
- Notices Report and ACC Report was reviewed.
- Tree at 225 Belfort has been almost totally destroyed, no ACC approval on file for removal of tree. HOA will require owner to submit ACC request and pull county permit for removal of tree.
- Driveway at 413 Benson is in disrepair and is being used to store a trailer in view.

No Committee Reports

Adjournment

- Bill Davis moved for adjournment at 7:45 p.m. Second and meeting adjourned. The next meeting will be held April 24, 2007.

Claudina Doyle, Secretary

Date