

Brandon Brook Homeowners Association, Inc.
Board Of Directors Meeting
April 24, 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 7:05 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 March 31, 2007 is \$73,597.74.
- Accounts receivable were reviewed totaling \$1,909.
- Board signed lien foreclosures for delinquent lots as appropriate.
- The report is filed for audit.

Unfinished Business

- Bill Davis explained that Jim Aikey (handyman) is attempting to find replacement metal doors without frames attached to repair the doors at the storage room. Finding doors without frames should reduce the overall cost.
- Bill Davis updated everyone regarding his productive meeting with a playground vendor regarding possible upgrades to playground equipment. Bill shared details of upgrade plans. Marsha Schwartz moved to approve up to \$11,500 for playground equipment upgrades. Bill Davis second, passed unanimously. Bill will have another meeting with vendor to finalize plans and proceed.
- HOA has seen slightly improved performance from landscaper and will continue to monitor.
- Repairs to Valrico entry wall are complete and look great.
- Painting of end caps at Mt. Carmel and Silver Flask islands is complete and looks great.

New Business

- Notices Report and ACC Report was reviewed.
- Motor Home at 254 Chardonay is back again. Shows up repeatedly. Manager asked to refer matter to HOA attorney for legal action.
- Legal actions proceeding against 403 Benson due to lengthy, ongoing violations.

No Committee Reports

Adjournment

- Bill Davis moved for adjournment at 8:10 p.m. Second and meeting adjourned. The next meeting will be held May 22, 2007.

Claudina Doyle, Secretary

Date