

Brandon Brook Homeowners Association, Inc.
Board Of Directors Meeting
June 26, 2007
Brandon Community Center
510 E. Sadie Street – Brandon, Florida

Minutes

Call to Order: The meeting was called to order by Bill Davis, President, at 7:01 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 (Doug Pinner) 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** – Marsha Schwartz moved to approve the minutes as presented. Second and passed unanimously.

Financials: Financials were presented.

- Report filed for audit.

Unfinished Business

- Bill is happy with quality of handyman's work but not satisfied with turnaround time. Tiles, doors, etc. to be completed quickly. Manager to follow up with handyman regarding feedback from BOD.

New Business

- Notices Report and ACC Report were reviewed.
- Bill Davis moved to proceed with court mediation regarding ongoing violations at 254 Chardonnay. Second and motion carried.
- Marsha Schwartz moved to proceed with court mediation regarding ongoing violations at 1803 Almandine. Second and motion carried.
- Bill Davis moved to send other ongoing violations to attorney for initial attorney violation notice. Second and motion carried.
- On motion duly made by Bill Davis, seconded and approved unanimously. Brandon Brook HOA resolves the following:

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. This style is not the result of a formal architectural code but rather the result of the vision of the original developers. In response to recent legislative changes, this community is in the process of adopting more detailed guidelines and standards.

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors [or ACC] hereby recognizes and adopts the style and form of the existing, as-built community as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

Owners shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches and doors and windows that are already in use within the community for comparable lot types. If the community is divided into neighborhoods of distinctive character or style, choices may be limited to those in the surrounding neighborhood.

Adjournment

- Bill Davis moved for adjournment at 8:13 p.m. Second and meeting adjourned. The next meeting will be held July 24, 2007.

Claudina Doyle, Secretary

Date