

Brandon Brook Homeowners Association, Inc.
Board of Directors Meeting
January 15, 2008
Brandon Community Center
510 E. Sadie Street – Brandon, Florida

Minutes

Call to Order: The meeting was called to order by Bill Davis, President, at 7:05 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Directors Bill Davis, Claudina Doyle, Ange White, Charles Lerman and Marsha Schwartz were in attendance. McNeil Management (Doug Pinner) was also present.
- **Confirmation of Proper Meeting Notice** – Meeting sign posted at least 48hrs before meeting.
- **Approval of Minutes** – Bill Davis moved to approve the minutes as presented. Second and passed unanimously.

Financials: Financials were presented by manager.

- Report filed for audit.

Unfinished Business

- Bill Davis provided update on new security camera at pool area. New camera installed as of 1/15/08. BOD approved payment of invoice for camera.

New Business

- Manager presented list of ongoing violations for board review. BOD will review list at February 2008 meeting and approve legal action at that time.
- Marsha Schwartz moved to accept the ACC's recommended Design Standards which prohibit room additions within the community, prohibit building of fences or other structures within zero lot line easements and adopt the Behr paint palette with exclusions as displayed in the management office as the approved color palette for the community. Second and passed unanimously.

Adjournment

- Bill Davis moved for adjournment at 8:11 p.m. Second and meeting adjourned. The next meeting will be February 26, 2008.

Claudina Doyle, Secretary

Date