

Brandon Brook Homeowners Association, Inc.
Annual Member Meeting
November 25, 2008 at 7:00 p.m.
Brandon Community Center
502 Sadie Street – Brandon, Florida

1. Certifying of Quorum - Call to Order

The Meeting was called to order by President Bill Davis President at 7:00 pm. A quorum of lot owners per the Association documents was NOT established with 25 lots represented either in person or by proxy. Also present was Doug Pinner of McNeil Management Services. A quorum was not achieved; however, the room elected to continue with the meeting.

2. Proof of Notice of Meeting

Doug Pinner displayed the affidavit of mailing regarding notice of the meeting.

3. Reading of Unapproved Minutes

On Motion: Duly made by Bill Davis, seconded and carried unanimously.

Resolve: To approve the 2007 meeting minutes as submitted.

Discussion regarding DVR not working and Bill Davis stated he will continue to handle until completed. Bill Davis suggested reduced pool area cleaning during off season; however, indicated restrooms may be used by playground participants. Bill Davis also indicated he knows where electric conduit is at Mt. Carmel entry if Board wants to install entry lights. Board indicated they would interested in new landscape contractor proposals as they are finished working with Complete Landcare.

New architectural committee member will need to be appointed in January 2009 as current chairperson, Joann Davis, is resigning.

4. Nominations

Bill Davis indicated he would not remain serving on the board. Doug Pinner presented the names of the current nominees (Claudina Doyle, Marsha Schwartz, Ange White and Charles Lerman). The floor was open to nominations. Jarrod Haneline nominated himself. No further nominations were made.

On Motion: Duly made by Bill Davis, seconded and carried unanimously.

Resolve: Approve Jarrod Haneline as a candidate and to close the floor to nominations.

5. Election of Directors

Doug Pinner explained that an election is not required because there are 5 candidates to fill the 5 director positions.

On Motion: Duly made by Claudina Doyle, seconded and carried unanimously.

Resolve: Approve all 5 candidates as the 2008 – 2009 Brandon Brook HOA, Inc. Board of Directors.

6. Adjournment

On Motion: Duly made by Ange White, seconded and carried unanimously.

Resolve: To adjourn the meeting at 8:00 pm.

Douglas Pinner for the Secretary