

**Brandon Brook Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**January 27, 2009**  
**Brandon Community Center**  
**502 E. Sadie Street – Brandon, Florida**

**Minutes**

**Call to Order:** The meeting was called to order by Marsha Schwartz, President, at 7:01 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Directors Jarrod Haneline, Charles Lerman, Ange White, Claudina Doyle and Marsha Schwartz were in attendance. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – Marsha Schwartz confirmed that the meeting sign had been posted at least 48 hours in advance.
- **Approval of Minutes** – Ange White 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 indicated that security cameras at pool are once again fully functional.
- Board discussed ongoing violation enforcement actions and provided signatures as needed to allow the attorney to proceed with legal action as appropriate. Additional issues are being monitored and will be escalated as appropriate if corrective action is not taken by the homeowners.

**New Business:**

- Board reviewed landscape proposals and summary comparison provided by manager. Jarrod Haneline moved to accept the landscape maintenance proposal from Graham Landscape Corp. Ange White second and passed unanimously. Manager will send letter to old and new landscaper to make change effective March 1, 2009.

**Adjournment**

- Marsha Schwartz moved for adjournment at 8:45 p.m. Second and meeting adjourned. The next meeting will be held February 24, 2009.

---

Claudina Doyle, Secretary

Date