

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR & BUDGET ADOPTION MEETING
OCTOBER 19, 2023
MEETING MINUTES

I. CALL TO ORDER

A Regular & Budget Adoption Meeting of the Copperfield at Tampa Homeowners Association, Inc. Board of Directors was called to order by Manny Montenegro, President, on the above date at 6:30 PM at the Plantation of Carrollwood HOA Clubhouse, 11480 Plantation Blvd., Tampa, Florida 33624.

II. ROLL CALL – Quorum Present

Directors Present: Joe DiLorenzo, Gretchel Leftwich, Manny Montenegro, and Carlos Sandoval

Directors Not Present: Mario Tamayo

Also Present: HOA Manager Ron Trowbridge

III. READING AND APPROVAL OF PRIOR MINUTES

On MOTION made by Manny Montenegro, duly seconded by Joe DiLorenzo, the Board unanimously waived reading of the Regular Board Meeting minutes of September 21, 2023, and approved the minutes as presented.

IV. FINANCIAL REPORT

The Manager and Board reviewed the September 2023 Financial Report and past due accounts. Only one homeowner has failed to remit the 2023 assessment and HOA foreclosure has been filed.

V. MANAGER'S REPORT

A. Common Grounds: The Manager updated the Board on common grounds maintenance. The Manager reported that contact to arrange cost sharing is pending with the homeowner whose tree has damaged the perimeter wall.

B. Enforcement Matters: The Board reviewed the current deed restrictions violation list. A Code Enforcement case remains open at 8734 Osage for lack of a County permit on a rear addition.

VI. OTHER REPORTS

A. Yard of the Month: Manny Montenegro reported the Yard of the Month for October is 8707 Lindenhurst.

B. Newsletter: There was no report. Mailing labels have been provided Mario Tamayo.

C. Welcome Committee: Management reported one pending sale closing. No sales have occurred since the last meeting.

D. Architectural Requests: Repainting was approved at 8704 McAdam Place.

VII. NEW BUSINESS

A. 2024 Budget Adoption: On MOTION to approve by Manny Montenegro, duly seconded by Joe DiLorenzo, the Board unanimously approved the 2024 Budget. The annual assessment will remain at \$ 223.00.

B. General: Management was informed that a dilapidated wood deck remains along the shoreline and that piled up brush and tree debris is displayed at the rear of a home along the lake. Management will address these issues. Manny Montenegro will arrange for holiday decorating at the entrances.

C. Homeowner Comments: Management was informed that there is an undesirable buildup of lily pads in the lake and weeds along the lake bottom. Management will address these issues

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:48 PM

Approved by the Board on January 18, 2024.