

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 15, 2024
MEETING MINUTES

I. CALL TO ORDER

A Regular 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 6:32 PM at the Plantation of Carrollwood HOA Clubhouse, 11480 Plantation Blvd., Tampa, Florida 33624.

II. ROLL CALL – Quorum Present

Directors Present at Call to Order: Joe DiLorenzo, Gretchel Leftwich, Manny Montenegro, and Mario Tamayo.

Director Not Present: Carlos Sandoval

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 Meeting minutes of January 18, 2024, and approved the minutes as presented.

IV. FINANCIAL REPORT

The Manager and Board reviewed the January 2024 Financial Report and past due accounts. The HOA insurance policy renewal was discussed.

V. MANAGER'S REPORT

A. Common Grounds: The Manager updated the Board on common grounds maintenance. The Manager reported that a cost sharing arrangement remains pending with the homeowner whose tree roots have damaged the perimeter wall. Reimbursement of the \$ 500 unpaid balance from the driver who hit the wall has not yet been successful. The driver's insurance company paid all but the \$ 500.

B. Enforcement Matters: The Board reviewed the current deed restrictions violation list. The Attorney's draft letter to be mailed to the membership regarding restrictions on home additions and renting homes on a partial basis remains pending. Directors reported violation observed.

VI. OTHER REPORTS

A. Yard of the Month: 7111 Hollowell Drive was announced February Yard of the Month.

B. Newsletter: Mario Tamayo updated the Board on the upcoming newsletter. Mr. Tamayo is working with Cheryl Giardino, Community Garage Sale Committee Chair, regarding newsletter announcement of the April 27th garage sale event.

C. Welcome Committee: There was no report.

D. Architectural Requests: 7228 Hollowell was approved for installation of artificial turf at a portion of the front yard.

VII. NEW BUSINESS

A. Homeowner Comments: A homeowner commented on the condition of lakes and a growing Muscovy duck problem.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:08 PM

Approved by the Board on March 21, 2024.