

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR AND BUDGET ADOPTION MEETING
OCTOBER 17, 2024

MEETING MINUTES

I. CALL TO ORDER

A Regular and 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 at Call to Order: Joe DiLorenzo, Manny Montenegro, Carlos Sandoval, and Mario Tamayo. Gretchel Leftwich at 6:32

Director Not Present: Gretchel Leftwich

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 September 19, 2024, and approved the minutes as presented.

IV. FINANCIAL REPORT

The Manager reported that the September 2024 Financial Report was delayed by the effects of Hurricane Milton. The Manager updated the Board on collections of past due accounts.

V. MANAGER'S REPORT

A. Common Grounds: TECO has restored landscaping around the area of the recent ground transformer upgrades near the south entrance from Hanley Road into Copperfield.

B. Enforcement Matters: Management reported on violation actions. The Board expressed concern over late night loud music from a number of homes. A draft letter to the membership clarifying restrictions on sub-renting rooms and apartment conversions remains pending.

VI. OTHER REPORTS

A. Yard of the Month: 8705 Lindenhurst was announced October Yard of the Month.

B. Newsletter: Mario Tamayo updated the Board on the next newsletter issue.

C. Welcome Committee: There was no report.

D. Architectural Requests: Since the last meeting, roof re-shingles were approved at 7015 and 7226 Hollowell.

VII. NEW BUSINESS

On MOTION made by Manny Montenegro, duly seconded by Mario Tamayo, the Board unanimously approved the YR 2025 Operating Budget. A 10% increase in the annual assessment is approved to cover increased legal costs associated with the unfortunate rising number of deed restriction enforcement actions. The annual assessment for 2025 due January 1, 2025 is \$ 245.00.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:44 PM

Approved by the Board on November 21, 2024.