

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 20, 2025
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: Nicole Garcia, Manny Montenegro, Gretchel Leftwich, Carlos Sandoval, and Mario Tamayo.

Director Not Present: None

Also Present: HOA Manager Ron Trowbridge

III. READING AND APPROVAL OF PRIOR MINUTES

On MOTION made by Manny Montenegro, duly seconded by Mario Tamayo, the Board unanimously waived reading of the Meeting minutes of January 16, 2025, and approved the minutes as presented.

IV. BOARD ORGANIZATION

On MOTION made by Manny Montenegro, duly seconded by Carlos Sandoval, the Board unanimously agreed to appoint Manny Montenegro President; Mario Tamayo Vice President; Nicole Garcia Secretary; and Gretchel Leftwich Treasurer.

V. FINANCIAL REPORT

The Manager and Board reviewed the January 2025 Financial Report. The Manager updated the Board on collections of past due accounts.

VI. MANAGER'S REPORT

A. Common Grounds: Management reported on common ground matters.

B. Enforcement Matters: Management reported on enforcement actions. A draft attorney letter to the membership clarifying restrictions on sub-renting rooms and apartment conversions remains pending. A number of Airbnbs operating in the community are being legally cited to cease and desist. The Board expressed interest in drafting proposed Declaration amendments for rental restrictions and other items.

C. Architectural Requests: Re-roofing was approved at 7241 and 7228 Hollowell. 8708 Lindenhurst has submitted a number of Architectural requests which are under review.

VII. OTHER REPORTS

A. Yard of the Month: 8745 Osage was announced February Yard of the Month.

B. Newsletter: Nicole Garcia has volunteered to serve as Newsletter editor. Transition from Mario Tamayo to Nicole is ongoing.

C. Welcome Committee: There was no report. An updated list has been provided by Management.

VIII. NEW BUSINESS

There was no new business.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 PM

Approved by the Board on March 27, 2025.