

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR & ORGANIZATIONAL MEETING
JUNE 15, 2023

MEETING MINUTES

I. CALL TO ORDER

A Regular and Organizational 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 6:33 PM at the Plantation of Carrollwood HOA Clubhouse, 11480 Plantation Blvd., Tampa, Florida 33624. The meeting was called to order immediately after the Annual Membership Meeting

II. ROLL CALL – Quorum Present

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

Directors 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 Joe DiLorenzo, the Board unanimously waived reading of the Regular Board Meeting minutes of May 18, 2023, and approved the minutes as presented.

IV. ELECTION OF OFFICERS AND DESIGNATION OF SIGNATORIES

On MOTION made by Manny Montenegro, duly seconded, the Board unanimously agreed to retain the current officers as Montenegro, President; DiLorenzo, Vice President; and Tamayo, Secretary/Treasurer, and maintain all Directors as account signatories.

V. FINANCIAL REPORT

The Manager and Board reviewed the May 2023 Financial Report and past due accounts.

VI. MANAGER'S REPORT

A. Common Grounds: The Manager updated the Board on common grounds maintenance. The insurance claim from Progressive for the auto damaged perimeter wall is pending. Tree canopy elevations have been completed along the conservation area. The cracked exterior perimeter wall on Hanley Road and alongside 7001 Hollowell will be discussed at a future meeting.

B. Enforcement Matters: The Board reviewed the current deed restrictions violation list. The Board discussed grave concerns over the number of homes undergoing garage conversions and structure additions. It is suspected these modifications are made in order to allow unauthorized rental of rooms. Management will obtain an initial legal review of this issue from the HOA Attorney.

VII. OTHER REPORTS

A. Yard of the Month: Mario Tamayo reported the Yard of the Month for June is 8731 Osage Drive.

B. Newsletter: Mario Tamayo reported that the next newsletter is in planning and requested ideas for input. Leashing dogs, picking up dog waste, and leaving no junk at the curb were suggested inputs.

C. Welcome Committee: Manny Montenegro updated the Board on welcome Committee activities.

D. Architectural Requests: There were no submissions since last meeting.

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. NEW BUSINESS

A. July & August Board Meetings: The Board unanimously agreed to cancel the July and August Board meetings as is customary during the summer vacation season. The next meeting will be in September, 2023.

B. Homeowner Comments: There were no homeowner comments.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10 PM.

Approved by the Board on September 21, 2023.