

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
JANUARY 18, 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 6:30 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, 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 Mario Tamayo, the Board unanimously waived reading of the Regular and Budget Adoption Board Meeting minutes of October 19, 2023, and approved the minutes as presented. There was no meeting in either November or December.

IV. FINANCIAL REPORT

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

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. A Code Enforcement case remains open at 8734 Osage for lack of a County permit on a rear addition. Another report to Code Enforcement is pending for suspected lack of permit for a home addition at a Hollowell lot. Code Enforcement has not been able to contact the owner of 8739 Osage for an abandoned, unsecured home with broken garage door. The HOA Attorney has forwarded the owner a demand letter. The Board and Manager discussed asking the Attorney to draft a letter to be mailed to the membership regarding restrictions on home additions and renting homes on a partial basis. Directors reported violation observations to Management.

VI. OTHER REPORTS

A. Yard of the Month: It was noted that Yard of the Month winners for November 2023, December 2023 and January 2024 were 8743 Osage (Nov), 8745 Osage (Dec), and 8702 Somersworth (Jan).

B. Newsletter: Mario Tamayo updated the Board on the upcoming newsletter. It was suggested reminders regarding control of dogs, scooping dog waste, and controlling nuisance dog barking be included in the newsletter as well as a reminder to be considerate of neighbors when playing music at one's lot. Also, the upcoming spring garage sale will be advertised.

C. Welcome Committee: There was no report.

D. Architectural Requests: The Manager reported approvals since the last meeting of repainting of 8709 Lindenhurst, a new vinyl fence at 7123 Hollowell, and a roof re-shingle at 8732 McAdam.

E. Holiday Decorating Awards: Holiday yard and exterior home decorating winners were noted, with 1st Place (tie) as 8726 & 8728 Somersworth (\$ 75 each), 2nd Place as 8750 Osage (\$50), and 3rd Place as 8718 Lindenhurst (\$ 25). Cash awards amounting to \$ 225 were donated by Management.

VII. NEW BUSINESS

A. **Spring Garage Sale**: The Board unanimously accepted homeowner Cheryl Giardino's offer to serve as volunteer Chair for the 2024 Spring Garage Sale Committee as she did so well last year. The Board established the garage sale date as April 27, 2024. The Budget will remain the same as last year and Ms. Giardino will coordinate all advertising and media notices.

B. **Homeowner Comments**: There were no homeowner comments.

VIII. ADJOURNMENT

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

Approved by the Board on February 15, 2024.