

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
JANUARY 16, 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 6:30 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: Manny Montenegro, Gretchel Leftwich, Carlos Sandoval, and Mario Tamayo. It was noted former Director Joe DiLorenzo has resigned.

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 November 21, 2024, and approved the minutes as presented.

IV. FINANCIAL REPORT

The Manager and Board reviewed the December 2024 Financial Report. The Manager updated the Board on collections of past due accounts. Two HOA foreclosures on delinquent lots are pending.

V. 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. Owners of 7054 Hollowell failed to appear at statutory per-suit mediation so that matter will be referred to the court. There appears to be a non-permitted Airbnb operating in the community and Management will investigate.

C. Architectural Requests: There were no submissions since the last meeting. Two residents submitted questions regarding lot alterations.

VI. OTHER REPORTS

A. Yard of the Month: 8750 Osage was announced January Yard of the Month.

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

C. Welcome Committee: There was no report.

VII. NEW BUSINESS

A. General: Director Joe DiLorenzo has resigned his director position.

B. Holiday Decorating Contest: 2024 Holiday Decorating Contest winners were announced. First place was 8750 Osage, second place 7208 Hollowell, and third place 8707 McAdam. \$ 150.00 in prize money was donated by Management.

C. Appointment of Director: On MOTION made by Manny Montenegro, duly seconded by Gretchel Leftwich, the Board unanimously agreed to appoint homeowner Nicole Anderson as Director to the Board to complete the unexpired term of former Director Joe Dilorenzo.

D. Homeowner Comments: Homeowners in attendance were permitted to address the Board.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:14 PM

Approved by the Board on February 20, 2025.