

COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
MAY 16, 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 6:41 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, Gretchel Leftwich, Manny Montenegro, and Mario Tamayo.

Director Not Present: Carols Sandoval

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 April 18, 2024, and approved the minutes as presented.

IV. FINANCIAL REPORT

The Manager and Board reviewed the April 2024 Financial Report and past due accounts.

V. MANAGER'S REPORT

A. Common Grounds: The Manager updated the Board on common grounds maintenance. The proposed cost sharing arrangement remains pending with the homeowner whose tree roots have damaged the perimeter wall. Reimbursement of the \$ 500 unpaid balance on the damage claim from the driver who hit the wall has not yet been received.

B. Enforcement Matters: The Board reviewed the current deed restrictions violation list. Directors reported violation observed. The Board and Manager discussed the enforcement of restrictions against converting a space within a home to an apartment unit.

C. Annual Membership Meeting Coordination: Due to a lack of quorum, the 2024 Annual Membership meeting was adjourned to June 20, 2024.

VI. OTHER REPORTS

A. Yard of the Month: 7047 Hollowell was announced May Yard of the Month.

B. Newsletter: Mario Tamayo reported that the next newsletter is planned for June.

C. Welcome Committee: There was no report.

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

E. Garage Sale After Action: The Board reported that the recent Community Garage Sale was a success with a number of homeowners expressing satisfaction with income from their sale.

VII. NEW BUSINESS

A. Homeowner Comments: There were no homeowners in attendance.

VIII. ADJOURNMENT

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

Approved by the Board on June 20, 2024.