

**COPPERFIELD AT TAMPA HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
SEPTEMBER 21, 2023**

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 Joe DiLorenzo, the Board unanimously waived reading of both the Regular and Organizational Board Meeting minutes of June 15, 2023, as well as the Annual Membership Meeting minutes of June 15, 2023 and approved the minutes as presented.

IV. FINANCIAL REPORT

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

V. 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 was partially paid by Progressive which refused to reimburse the Association for the board up of the hole in the wall after the accident. The Manager will have the HOA Attorney invoice the vehicle owner for the balance outstanding. The Board again discussed the cracked exterior perimeter wall on Hanley Road and alongside 7001 Hollowell. Management will contact the homeowner for resolution which might include cost sharing.

B. Enforcement Matters: The Board reviewed the current deed restrictions violation list. The Board again discussed concerns over the number of homes undergoing garage conversions and structure additions for apparent rental rooms. This issue will continue to be looked into with legal assistance. 8734 Osage has been cited by Code Enforcement for lack of a permit on a rear addition under construction.

VI. OTHER REPORTS

A. Yard of the Month: Mario Tamayo reported the Yard of the Month for September is 8732 Lindenhurst.

B. Newsletter: Mario Tamayo updated the Board on newsletter planning for the Fall season and requested ideas for input.

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

D. Architectural Requests: Roof re-shingle was approved at 8708 Lindenhurst.

VII. NEW BUSINESS

There was no new business. There were no homeowner comments.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:02 PM

Approved by the Board on October 19, 2023.