

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

JUNE 20, 2024

MEETING MINUTES

I. CALL TO ORDER

An Organizational and 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 Carlos Sandoval

Director Not Present: Mario Tamayo

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 May 16, 2024, 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 2024 Financial Report and past due accounts.

VI. MANAGER'S REPORT

A. Common Grounds: The Manager updated the Board on common grounds maintenance. Irrigation repairs at the Hanley entrances are ongoing. A notice was distributed to homeowners surrounding the conservation area reminding all to not dump yard waste onto the area.

B. Enforcement Matters: Management reported that an updated violations list is pending. The Board and Management discussed the new State Statute regarding the definition of commercial vehicles. On MOTION made by Manny Montenegro, duly seconded by Joe DiLorenzo, the Board unanimously agreed under advice of Counsel to continue enforcement of commercial vehicle restrictions contained within the current governing documents. A draft letter to the membership clarifying restrictions on sub-renting rooms and apartment conversions remains pending. Loud music in the neighborhood is an issue.

C. Annual Membership Meeting Report: The 2024 Annual Membership meeting was held prior to this Board meeting. Mario Tamayo was elected to the Board for a three year term.

VII. OTHER REPORTS

A. Yard of the Month: 8740 Osage was announced June Yard of the Month.

B. Newsletter: There was no report.

C. Welcome Committee: There was no report.

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

VIII. NEW BUSINESS

A. Next Board Meeting: There is no meeting in July or August. Next Meeting is September 19, 2024.

IX. ADJOURNMENT

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

Approved by the Board on September 19, 2024.