

**Copperfield Property Owners Association
Board of Directors Meeting
July 16, 2013**

The meeting was called to order at 6:55 p.m.

Present: Chris Saretsky, Denis Riley, Ray McDermott, and Biagio Simone. Also in attendance: Will Leister and Angela Walker. Jim Cooper was absent from the meeting.

Minutes of the June 18, 2013 meeting were read by Biagio Simone. Ray Mc Dermott made a motion to approve the minutes with corrections; Denis Riley seconded the motion and the motion was passed unanimously by voice vote.

Treasurer's Report:

Denis Riley explained through his report that the January through May Copperfield POA financials have been reviewed/approved by the Association's CPA and a review of the Association's current financial status was given. The Board request that copies of the Association's Bank statements be sent to the Treasurer each month by Management.

Manager's Report:

Angela Walker provided the ongoing property violation report to the Board. The report included both the June 18th and July 1, 2013 inspections.

Committee Reports:

ARC & ARCC – Chris Saretsky provided a list of approved ARA's for June 18-July 16, 2013 for the Board to review. Chris reported that three of the approved project requests have not been completed as of today. They are: 639 Heather Stone, 622 Heather Stone and 2167 Hedgerow.

It was asked that Management contact Tom Loshe to see if he would like assistance in contacting homeowners who have not yet completed their approved projects.

Landscape Committee Report: Ray McDermott reported that the storm water outfall project is in progress and should be completed July 17, 2013. It was also noted the the West entry way distressed grass is being addressed by Southern Greens Landscaping.

Old Business:

Denis Riley reported that the required Community insurance paperwork has been completed. Management was asked to contact Brevard Coastal Insurance Company to provide them with the completed required paperwork, inquire when payment is needed, provide premium payment check for signature and contact Ranew Insurance to update them of the cancelation date.

New Business:

Ray McDermott reported that a delinquency letter was sent to the Association's attorney for review on behalf of the Board of Directors. The letter was returned approved by the attorney with a few verbiage changes. The suggested changes were made and a copy was provided to the Board for review.

Ray McDermott made a motion to accept the delinquency letter as corrected and to authorize Management to automatically send the delinquency letter to all Copperfield POA Homeowners who are two quarters behind in their maintenance fees; Biagio Simone seconded the motion and the motion was passed unanimously by voice vote.

Ray McDermott explained the Clayton & McCulloh PA Basic Package outline for reviewing the Association's Governing Documents. Amending the Association's Documents by the attorney including the cost involved was also discussed. Denis Riley made a motion to purchase the Basic Package Reviewing the Associations Documents from Clayton & McCulloh for \$1,000 and to proceed with the Resolution to Amend the Amendment requirement in the Association's Documents for \$700.00; Biagio Simone seconded the motion and the motion was passed unanimously by voice vote.

Chris Saretsky asked the Board to consider constructing a Resolution to include white PVC type fencing in the Community.

Chris Saretsky asked Management to email all Board Members the meeting packet information 48 hours prior to the Board meetings.

Denis Riley stated that he will compile all information needed for the proposed 2014 Budget. When completed he will provide the information to the Board for discussion at the Budget meeting.

FP&L: Will Leister provided the Board with a copy of an email from FP&L regarding the ongoing electrical grids in the Copperfield POA community. Biagio Simone and Will Leister attended the June 26, 2013 meeting of Behalf of the Community. FP&L stated they have taken measures to address the issues that caused the outages that include: trimming of trees, weed killer sprayed on growing vines, adding additional fuses, and animal protection on the fuse switches.

Adjournment:

Motion was made by Biagio Simone to adjourn; Ray McDermott seconded the motion and the motion was passed unanimously by voice vote at 8:45 p.m.