

**Copperfield Property Owners Association
Board of Directors Meeting
August 20, 2013**

The meeting was called to order at 7:00 p.m.

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

Minutes of the July 16, 2013 meeting were reviewed by the Board. Biagio Simone made a motion to approve the minutes; Denis Riley seconded the motion and the motion was passed unanimously by voice vote.

Treasurer's Report:

Denis Riley provided the Board with a printed summary of the Association's current financial status. He reported that the percentage of homeowners who are not current in their maintenance fees is low and expenses for 2013 are within the current budget totals. Chris Saretsky made a motion to approve the Treasurer's report; Biagio Simone seconded the motion and the motion was passed unanimously by voice vote.

Manager's Report:

Angela Walker provided the ongoing property violation report to the Board.

Committee Reports:

ARC & ARCC – Chris Saretsky reported that ARA approvals have been given to 1832 Abbeyridge and 2025 Worchester Way.

Landscape Committee Report: Ray McDermott provided the Board a summary of landscaping projects completed and those items needing to be addressed. He reported that Southern Greens Landscaping has suggested refreshing the stones at the front entrance and that mulching should also be considered at this time. Biagio Simone made a motion to approve the stone refreshing for \$315.00 and mulching for the contracted amount of \$240.00; Denis Riley seconded the motion and the motion was passed unanimously by voice vote.

Old Business:

Chris Saretsky opened the discussion on the possible need to set guidelines for vinyl fencing within the Community. Denis Riley made a motion to have the ARCC provide the Board with their suggested guidelines for vinyl fencing within the Community; Biagio Simone seconded the motion and the motion was passed unanimously by voice vote.

New Business:

Angela Walker reviewed the ARC Covenant Enforcement procedures used within the Copperfield Community.

Ray McDermott reported that the new automated garbage collection containers will be delivered soon and the size options that will be available all to homeowners. He suggested that a reminder should be included in the next Copperfield quarterly newsletter regarding the storage of garbage containers on non-garbage collection days.

Ray McDermott reported that he spoke to Wendy Herkenatt at Clayton & McCulloh regarding their collection fees and she has offered to meet with the Board regarding this matter free of charge. Management was asked to contact Wendy Herkenatt and arrange a meeting at the Merritt Island Library.

Adjournment:

Motion was made by Biagio Simone to adjourn; Denis Riley seconded the motion and the motion was passed unanimously by voice vote at 8:09 p.m.