

**Copperfield Property Owners Association  
Board of Directors Meeting  
Merritt Island Public Library  
July 15, 2014**

The meeting was called to order at 1:00 p.m.

Present: Chris Saretsky, Denis Riley, Ray McDermott and Jim Cooper. Also in attendance: homeowner Gary Neff and Angela Walker with TCB Property Management.

Minutes of the June 17, 2014 meeting were reviewed by the Board. Jim Cooper made a motion to approve the June 17, 2014 minutes; Ray McDermott seconded the motion and the motion was passed unanimously by voice vote.

**Treasurer's Report:**

Denis Riley gave a verbal overview of the Association's financial standing and accounts receivable status as of June 31, 2014. Accounts receivable report included the following information:

- Total A/R decreased by (\$362) or (11%) from May 31, 2014 to June 30, 2014.
- A/R for homeowners owing more than two quarters fees increased by \$136 or 6% for the same period.
- The total number of homeowners owing more than two quarters fees decreased from 6 to 5 during the period.

Jim Cooper made a motion to approve the Treasurer's Report for June 2014; Ray McDermott seconded the motion and the motion was passed unanimously by voice vote.

**Manager's Report:**

- Southern Greens Landscaping reported to management that the pepper trees have been trimmed.
- The entrance wall pressure cleaning has been completed.
- A "Thank You" letter was sent to Tom Loshe.
- The July covenant enforcement report noted ten houses that have been notified by certified letters regarding the condition of their properties. To date there has not been any response by the owners nor any corrections made. Management suggested the Board do a visual inspection of the noted properties and advise management as to their recommendations.

**Committee Reports:** ARC & ARCC. Chris Saretsky reported from a list of approved architectural review applications given by the Committee.

**June/July approved ARAs:**

616 Heather Stone – Planting to shield spa

1801 Abbeyridge – Irrigation pump

2127 Hedgerow – House painting.

**Landscape Committee:** Ray McDermott reported that the irrigation filter repairs have been completed and he has requested a proposal for the painting of the entrance wall. He will provide the proposal to the Board once it's received.

**Old Business:**

Chris Saretsky provided the Board with copies of the Architectural Standards, Rules and Regulations draft for review and comments. Jim Cooper stated his concern of additional verbiage that he felt was not needed. Chris Saretsky reminded the Board that the copy provided is a draft that will be sent to the Association's attorney for any adjustments in the verbiage that are needed. Denis Riley made a motion to send the Architectural Standards, Rules and Regulations draft to the attorney for review; Ray McDermott seconded the motion and the motion was passed unanimously by voice vote.

**New Business:** No new business was presented.

**Adjournment:** Motion was made by Jim Cooper to adjourn; Denis Riley seconded the motion and the motion was passed unanimously by voice vote at 1:55 p.m.