

**COPPERSTONE CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, JUNE 19, 2023, at 6:00 pm  
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Tara Olden called the meeting to order at 6:02 pm. The following directors were present for quorum.

Tara Olden, President  
VACANT, Vice President  
Susan McLaughlin, Treasurer

Doug Malkan, Secretary-absent  
Cynthia Bussiere, Member at Large

- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**  
**Board Announcements-None**

**Approval of minutes-May 15, 2023**-On a motion duly made and seconded, the minutes were unanimously approved as written.

**Board members disclose any conflicts of interest regarding agenda items-None**

- III. SPECIAL GUEST: NONE**

**HOMEOWNER FORUM**- There were 5 homeowners in attendance. Homeowners discussed a variety of topics, including trash, landscaping and tree issues, the swimming pool, roof leaks, and miscellaneous repairs.

- IV. COMMITTEE REPORTS**  
**Design Review Committee-**

**9510/#3056-AC installation**- The Board unanimously approved the installation of a new AC unit.

- V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings**-none scheduled.

**Board members review correspondence from the community**-The Board reviewed correspondence to and from the community.

- VI. MANAGER'S REPORT**-The Board reviewed the report submitted by Management.

- VII. FINANCIAL STATEMENT**

**May 2023 –** On a motion duly made and seconded, the financials were approved as submitted, subject to final audit.

- VIII. UNFINISHED BUSINESS**

**Stairwell reconstruction update**-The vendor now has to demo the 2 concrete landings that were poured incorrectly and repour the concrete. They also need to replace the stair treads that were installed and were not the correct length.

**Stair tread replacement proposal-ratify**-The Board unanimously ratified the approval of the 30 stair tread and clip replacement from Executive Coatings and Contracting in the amount of \$10,900.

**Water damage restoration proposal-9488/#2083-ratify**-The Board unanimously ratified the approval from PuroClean for the water damage restoration in the amount of \$9,138.86.

**Community lighting consideration**-The Board unanimously approved the proposal from Radiant Lighting to replace 57 light poles throughout the community in the amount of \$22,818.17.

**Trash removal proposals**-The Board unanimously agreed to keep Waste Management as the trash service provider.

**IX. NEW BUSINESS**

**Drainage repair proposal-9530/#1012-ratify-** The Board unanimously ratified the approval from HM Construction in the amount of \$3,600 to correct the drainage issue affecting this unit and causing water intrusion.

**Mitigation and restoration proposal-9530/#1012-**The Board unanimously approved the mitigation proposal from PuroClean in the amount of \$5,500, however they would like to solicit another proposal for the restoration.

**Parking hang tag consideration-**The Board agreed to table this matter.

**Mandatory HOA actions based on 2023 legislative action-**The Board reviewed, no action necessary.

**Swimming pool bathrooms-**The Board would like to have a janitorial company come in to clean the bathrooms on a regular basis. The Board will consider remodeling the bathrooms during the off season and will develop a scope of work.

**Parking lot/swimming pool concerns-**The Board agreed to table this matter.

**Schedule next Board/ANNUAL meeting date-**Monday June 24, 2023, at 6:00pm at the community swimming pool.

**ADJOURNMENT-**On a motion duly made and seconded, the meeting was unanimously adjourned at 7:48 pm.

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

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Approved by an Officer