

**Coppergate Estates Owners Association, Inc.**  
**Board of Directors Meeting**  
**July 10, 2015, 12:00pm**  
**1008 Park Avenue**  
**Orange Park, Florida**

**Minutes**

Call to Order at 12pm by Nancy Ferrell and Troy Breland present and Bob Woods with The CAM Team. Laura Gonzalez was absent. A Quorum was established.

Approval of Minutes and waiver of reading, Troy Breland made a motion, Nancy Ferrell 2nd and approved.

Treasurer's Report - Account balances as of 6/30/2015

|                       |                    |
|-----------------------|--------------------|
| CAB Operating Account | \$ 73,455.57       |
| CAB Money Market      | <u>\$ 5,001.84</u> |
| Total                 | \$ 78,457.41       |

Manager's Report

1. Delinquency Report (Collection Tracker) Tracker reviewed and approved. There were several new homeowner's that had been added to the tracker. A Collection Policy was presented to the Board. Troy Breland made a motion to approve the new Collection Policy, Nancy Ferrell 2nd and approved.
2. ARC Requests
3. Compliance Report - 3rd Violations were sent to attorney Ted K. Brown 7/1/15. In the future all 3rd notices come directly from the attorney Ted K. Brown. Troy Breland expressed that management should pursue non compliance aggressively.

Old Business

New Business

1. The CAM Team, Inc. Contract renewal. Troy Breland made a motion that the Board accept the new 3 year contract, Nancy 2nd and approved.

Resident's Forum if time permits

Meeting adjourned at 1:17pm

Adjournment at 1:17pm