

SUNSET TRACE HOMEOWNERS ASSOCIATION
3140 SW SUNSET TRACE CIRCLE
PALM CITY, FL. 34990
(772) 283-6868 / FAX (772) 223-0801

BOARD OF DIRECTORS MEETING

Wednesday, June 10, 2015 at 7:00 PM at the Stamford Clubhouse

Call to Order: The meeting was called to order at 7:00 PM

Roll Call: Peter Winch

Present: President: T. Beucher, V. Pres. P. Winch, Treasurer: R. Wright,
2nd V.Pres. L. Skumanich, and J. Kirsch, Secretary
Also Present: C. Linn, Property Manager

Proof of Notice: Notice was posted on Friday, June 5, 2015

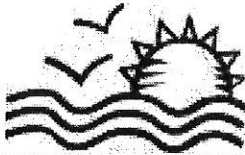
- **Approval of Minutes, May 13th, 2015. Approval of corrections to March 5th, April 17th and April 23rd meeting minutes.**

Peter made a motion to approve the changes made. Rose 2nd motion. Motion passed.
4 – 1 Jeff abstained

- **Presidents Report:**
 - Ceiling leak in Wellesley Unit 3636. Owner has hired an attorney
 - Comment box has been installed on wall outside office
 - Parking lots repair is a big ticket item and will be put on the agenda for a long term repair
- **Treasurer Report:**
- Rose Wright gave the financial report through the end of April 2015. Stated some expenses this year are over budget like the roof repairs and irrigation repairs. Those that are over need to be adjusted on next Budget meeting in September.
- **Committee Reports:**

Landscaping:

Peter gave a report on the irrigation repairs. There are concerns on the algae in the ponds. He explained that each sprinkler head has small filters that are getting clogged in two days. MDPOA advised us Lake Master will be running tests of the waters.



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Convenants:

Rose explained the Covenants workshops are to make suggestions only to the BOD for changes to be made on our Declaration of Covenants and Restrictions. The Attorney must then approve changes then the BOD and finally the membership will vote on the changes.

Security:

Nancy Kirsch stated MDPOA is going to replace the electronic security gate as they are continually breaking down. Assessment for each Association will be advised. Nancy suggested that MDPOA management team come over to discuss this further with us.

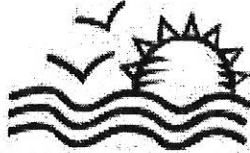
Welcome Committee:

Jeff stated the three meetings this month have gone very well.

- **Unfinished Business: None**
- **New Business:**
- **Pest Control** – Trish advised that we have issues with rats. She has spoken to other vendors on proposals to bait each unit which would include a bulk rate.
- **Irrigation** – Peter is looking into other screening options or removing filters on the irrigation so our property would still get irrigated.
- **Shade Sail for Playground** – Lisa advised we need shade for the kids to play. Jeff made a motion to get a price to build a pergola which would be stationary look nice and supply the shade we need. Rose 2nd the motion. All in favor motion passed.
- **Comments /Suggestions received** – Lisa read the comments received:

Security/cameras at the pools: Jeff discussed having someone from the Sheriff Dept to patrol the pool areas on weekends to cut down the alcohol drinking at the pool. Also discussed was to have MDPOA patrol more often. Charlene advised she will look into this further.

Work Orders: Request was made for work order receipts and a status of when the work order has been completed. It was advised that most work order requests are called in and the owner needs to call us for an update. Charlene explained that fence work orders have a waiting list and work order forms are on the website that can be sent to us via email.



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Next BOD meeting to be held July 8th at 7:00 PM

Adjournment: P. Winch made a motion to adjourn the meeting at 8:10 PM. J. Kirsch 2nd the motion. All agreed. Meeting adjourned

Minutes presented by:
Jeff Kirsch, Secretary of the BOD

*Approved by
the BOD at 7-8-15.*