

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, August 31, 2015 at 7:00 PM at the Stamford Clubhouse

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

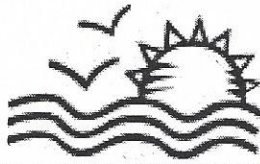
Roll Call: Jeff Kirsch

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

Also Present: C. Linn, Property Manager

Proof of Notice: Notice was posted on Friday, August 19, 2015

- **Approval of Minutes August 12, 2015.** P. Winch made a motion to accept as presented. R. Wright 2nd motion. All in favor. Motion passed
- **Treasurer Report:** R. Wright gave the financial report through the end of July 2015
- **Committee Reports:**
 - Covenants-** R. Wright stated next Committee Meeting to be determined
 - Budget-** R. Wright stated weekly meetings will begin in September
 - Maintenance-** T. Beucher reported she will begin a preventative maintenance list in September
- **Unfinished Business:**
 - **Irrigation Pump for Villas:** P. Winch made a motion for the BOD to approve the purchase of a new pump
J. Kirsch 2nd motion. All in favor. Motion passed
 - **Change of Attorneys:** Tabled until next meeting



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- **New Business:**

- **3271 Repair fence and gate replacements**

- J. Kirsch made a motion to approve the repair of the fence and one gate. P. Winch 2nd motion. All in favor. Motion passed

- **3022 – Roof Repair- Sandalwood drain issue discussed**

- For a three month trial period, the Property Manager will be able to approve emergency maintenance up to \$2000.00 per month without the approval of the BOD.

All estimates over \$2000.00 the Property Manager must get approval by at least 3 BOD members through email. Formal approval will be recorded in the minutes at the next BOD meeting. Property Manager to provide proof of approvals and documentation at next BOD meeting.

Adjournment: J. Kirsch made a motion to adjourn the meeting at 8:00 PM. L. Skumanich 2nd the motion. All in favor. Meeting adjourned

Minutes presented by:

Jeff Kirsch, Secretary of the BOD

APPROVED

11-11-15 BOD Meeting