



APPROVED

2-10-16

SUNSET TRACE HOMEOWNERS ASSOCIATION
3140 SW SUNSET TRACE CIRCLE
PALM CITY, FL. 34990
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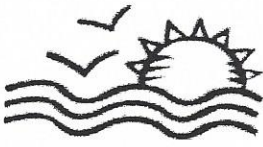
Board of Directors Meeting Minutes
January 13, 2016
Stamford Clubhouse

1. Call to Order: The meeting was called to order at 7:01 PM
2. Roll Call: President: Trish Beucher, V. President: Peter Winch, Secretary: Jeff Kirsch, Treasurer: Rose Wright and 2nd V President: Lisa Skumanich was absent
3. Peter Winch advised the BOD he is immediately resigning as V. President of the BOD due to health issues. T. Beucher advised BOD will fill the vacancy at the next BOD meeting.

Also Present: Charlene Linn, Property Manager

Proof of Notice: Notice was posted on January 11, 2016

3. Approval of Minutes for December 9, 2015:
J. Kirsch made a motion to approve the December 9, 2015 meeting minutes as presented. R. Wright 2nd motion, all in favor, motion passed.
4. Report of Officers:
 - a. President: Discussion regarding online electronic payments for invoices would be preferred to reduce amount of checks to sign. C. Linn to contact accountant's office for procedure.
 - b. Treasurer: Discussed the November 2015 Financial Report
 - c. Committee Reports:
 1. Security -J. Kirsch and N. Kirsch reviewed and submitted the post orders to MDPOA. Their comments are being reviewed. (Upon return they will submit to the BOD for approval.) It was agreed the final copy will be distributed to all homeowners.
 2. Landscaping - J. Kirsch agreed to be Chairman of this committee.



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3. Maintenance - T. Beucher will begin a rotating schedule for the power washing. Maintenance will begin evaluations on buildings and fences.

5. Unfinished Business:

a. No Pressure Roof Cleaning proposal to clean the Stamford and Wellesley roofs on February 1, 2016. J. Kirsch made a motion to approve proposal. R. Wright 2nd motion, all in favor, motion passed.

6. New Business:

a. Stuart Fence Proposal:

- Due to recent mischief the tennis court fence will need to be tighten so children cannot pull the fence up to enter court.
- Due to tampering with the valve at the well that provides water to the pool heaters the proposal is to close the area to stop any further problems.

J. Kirsch moved to approve both proposals, R. Wright 2nd the motion, all in favor, motion passed.

b. Cleaning the Sandalwood Mansards to be tabled until proposals are received from Property Manager.

c. 3048 compensation for damage to interior to be tabled until further information is received from owner.

d. 3022 new roof on Building 16. J. Kirsch made a motion to replace the roof and put a tarp on the entire roof until the roof is replaced. R. Wright 2nd the motion, all in favor

Adjournment: J. Kirsch made a motion to adjourn the meeting at 8:00 PM, R. Wright 2nd the motion. All in favor, meeting adjourned.

Minutes Presented by:
Jeff Kirsch, Secretary of the BOD