



## Sunset Trace Homeowners Association

3140 SW Sunset Trace Circle, Palm City, FL 34990

772-283-6868 Fax – 772-223-0801

### **Board of Directors Meeting Minutes - Revised per BOD 9-14-16 August 10, 2016 Stamford Clubhouse**

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

**Proof of Notice:** Notice was posted on August 8, 2016

2. **Roll Call:** President: Rose Wright, Vice President: Mike Budukiewicz, Treasurer: Jerry Shapiro, Secretary: Robin Harbach. Director: Trish Beucher. 5 Present.

Also present Property Manager: Charlene Linn

3. **Approval of BOD meeting minutes date June 13<sup>th</sup>** - J. Shapiro made a motion to approve the June 13<sup>th</sup> meeting minutes as presented. M. Budukiewicz 2<sup>nd</sup> the motion. All in favor, motion passed.

4. **Report of Officers:**

- a. **President:** R. Wright discussed several major irrigation breaks.
- b. **Treasurer:** J. Shapiro gave a summary of the June Financial Report.
- c. **Managers' Report:** C. Linn discussed the problems with the card reader and she is going to get a quote for a new unit. Addressed the problem with trash cans being left out for extended periods. The Board agreed to hold a cash deposit of \$100.00, and charge a cash usage fee of \$75.00 to rent the clubhouse.

5. **Committee Reports:**

6. **Unfinished Business:**

- 3178- Unit owner to be billed for damages to fence.
- 3050- Tabled until further information is gathered about the termites.
- Landscaping for the front entrance - T. Beucher made a motion to approve, and J. Shapiro 2<sup>nd</sup> the motion. 4 yes and 1 no, R. Harbach. Motion passed 4-1
- **Common Areas-Driveways - T. Beucher made a motion to approve the addition to the spreadsheet confirming Villa Driveways are common area and association responsibility to keep clean. J. Shapiro 2<sup>nd</sup> the motion. All in favor, motion passed.**

7. **New Business:**

A/C Unit for Office- T. Beucher made a provisional motion to approve the A/C unit for up to \$5,000, and M. Budukiewicz 2<sup>nd</sup> the motion. All in favor, motion passed.

All estimates from Samsung Tree, except 3558 are tabled. T. Beucher made a motion to approve the tree removal at 3558, and R. Harbach 2<sup>nd</sup> the motion. All in favor, motion passed.

**APPROVED**  
9-14-16

8. **Adjournment:** T. Beucher made a motion to adjourn the meeting at 8:35 PM and J. Shapiro 2nd the motion. All in favor, meeting adjourned.

Minutes Presented by:  
Robin Harbach, Secretary of Sunset Trace HOA