



Sunset Trace Homeowners Association

3140 SW Sunset Trace Circle, Palm City, FL 34990
772-283-6868 Fax – 772-223-0801

APPROVED
8-16-17

Board of Directors Meeting Minutes July 19, 2017 Stamford Clubhouse

1. **Call to Order:** The meeting was called to order at 7:02 PM
2. **Proof of Notice:** Notice was posted on July 14, 2016
Roll Call: President: Rose Wright, Vice President: Robin Harbach, Treasurer: Jerry Shapiro, Director: Jeffery Kirsch. 4 Present. Not present - Secretary: Edward Banasiak
Also present Property Manager: Charlene Linn and Administrative Assistant: Jessica O'Mara.
3. **Approval of BOD meeting minutes dated June 21st** - J. Kirsch made a motion to approve the June 21st meeting minutes as presented. J. Shapiro 2nd the motion. 3 in favor and 1 abstained: R. Harbach
4. **Covenants Committee Report** - Bob Bogenrief gave a summary of the July 18th meeting. The next meeting will be held on Aug. 2, 2017
5. **Unfinished Business:**
 - Stamford Pool bathrooms had new faucets installed in all bathrooms to avoid flooding issues.
6. **New Business:**
 - Changes to By-Laws concerning unregistered vehicles - J. Kirsch made a motion to approve the changes with an addition to adding the vehicles must be registered. R. Harbach 2nd the motion. All in favor, motion passed.
 - Pool Hours and Age of Minors - No changes were made.
 - Application Fees - J. Kirsch made a motion to change the application fees for purchase to \$300 and the application fee for a new rental to \$300 and to keep the \$75.00 renewal fee in place including to Amend IV, Paragraph 23 The power to charge, levy and collect a fee for processing of notices per Art. 16 of the Declaration. The Board of Directors from time to time shall adopt a policy stating the amount of such fees and the circumstances under which they are applicable. J. Shapiro 2nd the motion. 4 in favor
 - Estoppel Certificates - R. Harbach made a motion to approve Pursuant to Chapter 720.30851, Florida Statutes, the Board of Directors passed a Resolution authorizing: Carr, Riggs & Ingram, LLC , Ross Earle Bonan & Ensor P.A. and Association Financial Services, to (1) prepare and deliver Estoppel Certificates in the new, statutorily required form and (2) charge the higher fees authorized by the new statute. J. Shapiro 2nd the motion. All in favor.

7. Report of Officers:

- a. President: R. Wright asked C. Linn to give an update from the Sheriff's department with regards to the vandalism that took place at the Stamford Pool.
- b. Treasurer: J. Shapiro gave a summary of the May Financial Report.
J. Kirsch made a motion to remove all fees under \$25.00 from aged owner balances report. A total of \$97.50 to be removed off of accounts. J. Shapiro 2nd the motion. All in favor - 3 yes 1 no - Robin Harbach. Motion passed

8. Committee's:

- Maintenance Committee: The chairman K. Bonura and the secretary S. Bourque read the minutes from the July 13th meeting.
- Security Committee: The chairman K. Bonura gave a summary of the July 12th meeting. S. Bourque gave of summary of the meeting at Martin County Sheriff Neighbor Watch Meeting.

9. Good and Welfare of the Unit Owners

10. **Adjournment:** R. Wright made a motion to adjourn the meeting at 9:09 PM and J. Shapiro 2nd the motion. All in favor, meeting adjourned.

Submitted by:

Ed Banasiak , Secretary of the Board of Directors