



Sunset Trace Homeowners Association

3140 SW Sunset Trace Circle, Palm City, FL 34990
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Board of Directors Meeting Minutes September 20, 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 September 15, 2017
3. **Roll Call:** President: Rose Wright, Vice President: Robin Harbach, Treasurer: Jerry Shapiro, Secretary: Edward Banasiak, Director: Jeffery Kirsch. 5 Present.
Also present, Property Manager: Charlene Linn and Administrative Assistant: Jessica O'Mara.
4. **Approval of BOD meeting minutes dated August 16th** - E. Banasiak made a motion to approve the August 16th meeting minutes as presented. J. Shapiro 2nd the motion. J. Kirsch made a motion to change the word "revoked" to "withdrawn". All in favor, Motion passed.
5. **Unfinished Business:**
 - Cameras - Tabled until there is a special meeting for the vendors to do a presentation about their services and equipment.
 - AFS - R. Harbach made a motion to pay back the collection agency for advanced payments made to the association per contract in the amount of \$21,680. J. Shapiro 2nd the motion. 4 yes and 1 no - J. Kirsch. Motion passed
6. **New Business:**
 - Hurricane Irma damages/Cost - J. Shapiro made a motion to borrow \$200,000 from the Reserves for the costs incurred by the hurricane. All invoices will be presented to all BOD members for approval before a check is requested from Carr, Riggs & Ingram, LLC. E. Banasiak 2nd the motion. J. Kirsch stated he would not authorize the costs to come from the Reserves until he seen all the invoices. 4 yes -1 no objection, J. Kirsch.
 - Landscaping - R. Harbach stated the landscaping at 3784 SST was adequate and no new plantings should be allowed.
7. **Report of Officers:**
 - a. **President:** R. Wright stated she was grateful that the hurricane was not catastrophic and confirmed the effort to return things to normal was continuing.
 - b. **Treasurer:** J. Shapiro gave a summary of the July Financial Report.

APPROVED

10-18-17 1300 Meeting

8. Committee's:

- **Maintenance Committee:** The chairman J. Kirsch stated there was a meeting on September 26, 2017. They plan on reviewing the schedule for fence repair.
- **Landscaping Committee:** The chairwoman Mary Ann Hudecki consulted with an arborist about the large oak trees in the community. They suggested getting a contract with an arborist to remove the trees over a 3 or 4 year plan. The contracted arborist would remove the most dangerous trees first and work on a plan to allow only native plants with a max height of around 4'. MDPOA cancelled their landscaping meeting due to hurricane Irma.
- **Security Committee:** The chairman Kevin Bonura gave a summary of the MDPOA security meeting that met on September 19th. MDPOA's next meeting is on October 10th.
- **Covenants Committee:** J. Kirsch stated the next meeting would be on September 27, 2017 and then sometime in October the committee will meet with the lawyer to discuss changes that will be made.

9. Good and Welfare of the Unit Owners

10. **Adjournment:** J. Kirsch made a motion to adjourn the meeting at 8:24PM and E. Banasiak 2nd the motion. All in favor, meeting adjourned.

Submitted by:

Ed Banasiak, Secretary of the Board of Directors