

# BOARD OF DIRECTORS MEETING MINUTES

SUNSET TRACE HOMEOWNERS ASSOCIATION  
3140 SW SUNSET TRACE CIRCLE  
PALM CITY, FL. 34990  
(772) 283-6868 / FAX (772) 223-0801

## Board of Directors Meeting 4-18-2019

- **CALL TO ORDER** was at 7:04pm by Bob Hazel
- **POSTING OF NOTICE** was confirmed by Property Manager Lonnie Bright. The notices were posted 72 hours in advance.
- **ROLL CALL** – all in attendance, Bob Hazel – President, Bernadette Kraus – Treasurer, Joan Duffose – Secretary, and Rose Wright – Director.
- **PLEDGE OF ALLEGIANCE**
- **APPROVAL OF MINUTES:** Minutes were taken by Jeff Kirsch and are unobtainable.
- **Treasurer's Report** - Tabled
- **General Manager's Report** – Given by Lonnie Bright - Property Manager
- **Old Business:**

**Amendment Change Progress** – will be at the next scheduled meeting. Needing 304 yes votes to pass.

**Insurance Study** – An audit was conducted on the Sandalwood roofs By Garvin roofing. Based on the audit of condition of the roofs, the association's insurer found that six sandalwood flat roofs will need to be replaced to forgo cancelation of the association's insurance policy.

Awaiting bids for the repair cost.

- **New Business:**

### **Painting of the Wellesley's**

(All 29 buildings – prep, paint based off of Benjamin More 8 year paint guarantee) Additional cost for wood repair on buildings.

*Bid awarded to Precision Painting* for the amount of \$99,879.00 with an additional \$35,000 for building repairs. **Motion:** Made by Bernadette Kraus – Treasurer, Seconded by Rose Wright – Director.

### **Security Camera Upgrade** – all camera stations and recorders

*Bid awarded to AVS Tech* for the amount of \$ 7,747.21. The bid included 21 new cameras and the recorders with a central monitoring station. **Motion:** Bob Hazel – President, Joan Duffose – Secretary.

**Fence bids Sandalwood Replacement (wood fence and gate with no painting)**

*Bid awarded to A Quality Fencing, Inc.* for the amount of \$1950.00 per unit. **Motion:** Made by Bernadette Kraus – Treasurer, Bob Hazel – President.

**Phone texting mass notification system-** A communication system put in place for emergencies or general notifications. Textedly a service provider offer a plus package for \$25.00 per month. **Motion:** Made by Bernadette Kraus – Treasurer, Seconded by Rose Wright – Director.

**ADJOURNMENT 7:41 pm** **Motion:** Made by Bernadette Kraus – Treasurer, Seconded by Joan Duffose – Secretary.