

CUMBERLAND TRACE
Board of Directors Meeting 2018

DATE: WEDNESDAY, MARCH 21, 2018
TIME: 6:30 PM
PLACE: POOL CABANA ON SITE
8046 ULMERTONRD.
LARGO, FL 33773

MINUTES

- **Call to Order**
The meeting was called to order at 6:30 pm. (9 residents in attendance)
- **Roll Call Quorum of Board**
Pete Brabant, Dudley Thomas, Jill Vanwingerden and Tom Bell were present. Gloria Reed, Property manager was also present.
- **Proper Meeting Notice**
Notice was posted at the Pool Cabana kiask by the water fountain, at the mailboxes and at the entry way, as required by law.
- **Approval of Prior Minutes** (Continued to the Next Meeting)
- **Financials**
The February financials have been forwarded to all Board Members.
The year to date figures are within budget.
- **Old Business**
Peter Brabant reported that all roof repairs have been completed. After the final inspections, statements will go out to the unit owners.
- **New Business**
There have been complaints about some of the rental units. Vehicles are making too much noise and too many visitors that are staying overnight.
- **ACC Reports**
No problems. Doing Good.

Resident Concerns: Residents voiced concern about the roof repairs and payments for roof repairs. Insurance vs Reserves vs Maintenance Fees. If the Board does not receive a clear understanding from the attorney, he will be invited to the next meeting to allow residents to ask questions.

- **Adjournment 7:39 PM**

Respectfully,

Gloria Reed, LCAM

Pete Brabant
President 3-22-2018