

**CUMBERLAND TRACE HOA UNAPPROVED MINUTES**  
**BOARD OF DIRECTORS MEETING**  
JULY 8, 2021

Minutes of the Board of Directors Meeting of the Cumberland Trace Homeowners Association in Largo, FL, held at the pool cabana at 6:30 pm on Thursday, July 8<sup>th</sup>, 2021.

**I. CALL TO ORDER**

Board President, Pete Brabant, called the meeting to order at 6:30 pm.

**II. ROLL CALL OF OFFICERS**

Roll call of officers at 6:33 pm.

Present: Board President, Pete Brabant, Vice President, Brian Billrough, Director Terry Stubensey

Absent: Treasurer, Alex Rogachevsky, Board Secretary (vacant)

Also Present: Wendy Harden, LCAM, Ameritech Community Management

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motion by Pete Brabant to accept minutes, seconded by Brian Billrough, all in favor to approve the minutes of the Regular Meeting of March 23<sup>rd</sup>, 2021, Motion Carried at 6:35 p.m.

**IV. NEW BUSINESS**

New business was discussed by Terry Stubensey.

Pool Heater discussion was tabled due to cost and a homeowner within the community will research solar heat options.

Discussion of stone siding repairs and homeowner responsibility.

Homeowners who received final notices will be forwarded to compliance committee for resolution.

Board discussed the clogged fire vents on top of the roof and how they pose a fire hazard and that they are homeowner responsibility. Terry Stubensey was able to negotiate a reduced cost to homeowners if they want to pool service with Dry Solutions to clean the dryer ducts and vents. Terry Stubensey requested to appoint a new board member and to appoint new compliance committee members to current vacancies.

A. New Board Member appointed. Pete Brabant made motion to appoint Jill Gordon to the vacancy for Board Secretary. Seconded by Brian Billrough, all in favor by Terry Stubensey at 6:40 pm

B. Two new committee members appointed by the Board. Pete Brabant made a motion to appoint Vincent Re and Felecia Henderson to the Compliance Committee. Seconded by Terry Stubensey all in favor by Brian Billrough at 6:44 pm.

**V. NEXT MEETING DATE**

The next meeting will be the annual meeting in November.

The board meeting adjourned at 7:00 p.m.

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Date \_\_\_\_\_