

Cumberland Trace POA, INC
Board of Directors Meeting
March 23, 2021 6:30 PM
Pool Cabana Onsite

Present: Pete Brabant, Brian Billbrough, Terry Stubensey, Alex Rogachevsky, Jacqueline Sanders and Wendy Harden

1. Call Meeting to Order.

Meeting was called to order by Pete at 6:29 PM. Quorum of Directors established.

2. Proof of Notice

Bulletin board 48 hours in advance of meeting and at the entrance to the community.

3. Approval of Prior Minutes

Pete motioned to accept prior meeting minutes, Brian second

4. Financials

Alex gave the financial report. Brian stated that the HOA dues will remain at \$160.00 per month.

5. Handyman

Wendy Harden suggested that the board email her a list of things needing repaired around the community.

6. Duties of Board Members

The following are duties of Board Members:

- Terry and Pete: Baycut Landscape and contractors for the community
- Brian: Duke Energy and streetlights
- Alex: Financials
- Jackie: Secretary of minutes and newsletter

7. Pool Deck Lighting and Repairs

Pete stated that he's been in contact with the contractor for the pool lighting and repairs. Gulfside Pools should be coming to change the light in the pool.

8. Parking Rules/Unauthorized Parking of Vehicles

Pete stated that the Board is having problems with residents parking in slots past the 48-hour limit. He further stated that cars will be towed at the owner's expense if this continues to happen.

9. Siding and Repair of Brick

The stone facing is the owner's responsibility. Vince Ray (resident) can do minor stone facing repairs. Terry suggested that her and Pete do a drive around the community to see which homes are needing the stone facing repaired.

10. 2 Hour Pool Limit

Pete stated that there is no time limit at the pool. However, loud music should not be playing at the pool as this disrupts other residents. He also stated, that residents will receive an email regarding this.

11. Fining Committee Letters

Residents with more than 2 dogs will be fined as well as, residents who do not pick up after their dog. As for residents who do not pick up after their dog, Brian stated that owners take pictures, email to the board and those violators will be fined.

12. Fining Committee

The Fining Committee is made up of homeowners not part of the Board. Wendy stated that the Board is separate from the Fining Committee. The Fining Committee members are as follows:

- Chris
- Sandy
- Dotsy

13. Adjournment

Meeting called for the meeting to adjourn at 6:49 PM. Pete motioned, Brian second.

Board President/Date

Peter Brabant 3-25-2021
/JS

Cumberland Trace Property Owners
Association, Inc.