

CUMBERLAND TRACE POA, INC
Board of Directors Meeting

Date: Thursday, April 7, 2022

Time: 6:30 PM

Place: Pool Cabana Onsite

Minutes

1. Call to Order

Peter Brabant called the meeting to order at 6:30 pm.

2. Roll call Quorum of Board

Peter Brabant, Brian Billborough, Terry Stubensey, Jill Gordon, Alex Rogachevsky, and Gloria Reed, property manager

3. Proper Meeting Notice

Posted at the mail kiosk and at the entrance to the community.

4. Motion to Approve Prior Minutes

A motion was made by Peter Brabant, the president, to approve the minutes from the annual meeting dated, February 12, 2020. The motion was seconded by Alex Rogachevsky, the treasurer. The approval was unanimous.

5. Financial Report

Given by the treasurer, Alex Rogachevsky. The operating budget is good with the amount from the February financials showing \$49,967.81. The net income amount is \$10,423.75.

6. Old Business

None

7. New Business

Brian Billborough is officially stepping down from his seat on the board. The Board is looking for new candidates. Residents are instructed to send an email to the property manager regarding their interest. She will forward their intent to the Board.

The Board received a proposal to recoat the roads in the community from Parking Lot Services who sent a proposal in the amount of \$9,733.00. This includes sealcoating and restriping in white, yellow, and blue. Terry made a motion to accept the proposal and Brian seconded. The motion passed unanimously.

Jill made a motion to replace the pool chairs, and Terry seconded the motion. Terry and Pete will visit several places, match the color with the umbrellas, and get fabric that is durable, not the current plastic.

The Board is tabling the process to limit rental units in the community until they receive a report from the attorney regarding the procedure based on the community documents. The Board instructed the property manager to reach out to the attorney.

A rental spreadsheet will be created and kept up to date by Jill Gordon. Jill & Alex will manage/ attend any Zoom interviews needed for non-local rental applicants and attend local rental applicant interviews at the pool cabana.

The board approved the following topics:

- Repair and paint the property's front concrete wall.
- Consult with lawyers regarding dog park area.
- Property manager, Gloria, to provide a quote for increased property management services for Cumberland Trace POA, Inc. in preparation of Pete retiring as President.
- Obtain quotes for subterranean termite control for the community.

The board discussed making sure the trees are cut back from the buildings for Hurricane season.

Adjournment: Motion to adjourn made by the president, Peter Brabant, seconded by Brian Billborough. Motion carried: 6:50pm.

Minutes prepared by Gloria reed, LCAM/ adjusted by Sierra King, LCAM

Approved: _____