

**CUMBERLAND TRACE  
Board of Directors Meeting 2017**

**DATE: THURSDAY MARCH 9<sup>TH</sup>,2017**

**TIME: 6:30 PM**

**PLACE: POOL CABANA ON SITE  
8046 ULMERTON RD.  
LARGO, FL 33773**

**MINUTES**

**1. Call to Order**

The meeting was called to order at 6:30 PM (19 residents in attendance).

**2. Roll call Quorum of Board**

Pete Brabant, Jill Van Wingerden, Dudley Thomas, Terry Stubensey and Tom Bell were present. Quorum of Directors established.

Mike Perez, Sharon Van Winkle and Gloria Reed from Ameri-Tech (AT) were also present.

**3. Proper Meeting Notice**

Flyers were posted at the mailboxes and by the pool water fountain 2 weeks in advance and a sign was post at the entry 3 days prior to the meeting.

**4. To ratify board's decision on hiring of new management company**

AMERI-TECH COMMUNITY MANAGEMENT INC. Pete introduced the AT staff.

**5. Open floor to Ameri-Tech introduce manager and Homeowner questions**

Mike opened the meeting by giving background information on AT and taking over property management effective April 1<sup>st</sup>. Instructions will be mailed regarding auto payment, online bill payment (BB&T is financial institution). Mike discussed a website that will be developed. Mike opened the floor to questions. Rules and regulations will be provided to new owners in a welcome packet. Mike introduced Gloria our new property manager who said calls will be returned in 24 hours and she will be on property weekly initially. Mike discussed holding a Budget meeting explaining line by line how HOA fees are being spent.

Pete announced that pressure washing will commence April 3<sup>rd</sup>.

**Adjourn Meeting**

Meeting adjourned at 6:57 PM