

CUMBERLAND TRACE
Board of Directors Meeting

DATE: THURSDAY, September 19, 2019

TIME: 6:00 PM

PLACE: POOL CABANA ONSITE

MINUTES

- **Call to Order**
Pete Brabant called the meeting to order at 6:00 pm

- **Roll call Quorum of Board**
Pete Brabant, Dudley Thomas, Brian Billbrough, Gloria Reed was present

- **Proper Meeting Notice**
Posted at the mail kiosk and at the entrance to the community.

- **Motion to Approve prior minutes**
Motion to Approve minutes of the August 21, 2019 made by Pete.
Motion approved.

- **Financial Report**
Given by the Manager, Gloria Reed: reviewed the outcome of the Budget workshop which was held at Ameri-tech on September 7, 2019. The Board will not increase maintenance fees and will proceed to have the roofs completed without a special assessment.

- **Old Business**

Fence was completed. The Board will follow up with the landscaper to make sure caps are put on the irrigation heads to keep the water from hitting the fence.

- **New Business**

Board member Brian Billbrough oversaw the roofing committee and gave a report of the efforts taken to secure a quality and cost-efficient roofing company. He met with seven roofing companies. Repairs are scheduled to be made to some of the water meters.

Terry Stubensey and Tom Bell both resigned from the Board. Motion made by the President to accept the resignations. Motion approved.

Company to replace the roofs:

Eddie Donofrio with Summer Breeze Roofing previously gave information about the company and a presentation detailing the work they are proposing to complete if they are given the contact. Their quotes and pricing are inclusive. All repairs and replacements, which includes wood repair will be completed to Code. He had provided brochures and answered questions regarding the wood replacement, the Scotch guard Protector, wind resistance and color of the shingles. Work- days will be Monday thru Friday from 8am until 5pm. All garbage will be removed the same day. Any delay will be due to the weather and/or waiting for the inspector from Largo. A foreman will be on site daily.

Residents having antennas on their roofs will be required to

have them removed and replaced, not on the roof, at their cost.

Motion made by Pete to hire Summer Breeze to complete the roof replacement at a cost of \$482,970.00, second made by Dudley. Motion carried.

- **Comments from the Owners**

A resident thanked the Board for their efforts in contacting a roofing company, especially Brian Billbrough who spent many days since the first of the year, meeting and investigating different companies.

- **Adjournment:** Motion to adjourn made by the President, seconded by Dudley. Motion carried. 6:35pm.

Approved: Peter Blabaw

Date: 10/7/19

Cumberland Trace Property Owners
Association, Inc.