

**Cumberland Trace HOA Minutes**  
**Board of Director's Meeting**  
**June 20, 2024**

Minutes of the Board of Director's Meeting of the Cumberland Trace HOA in Largo, Florida, held at the pool cabana at 6:30 pm on Thursday, June 20, 2024.

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, Treasurer Alex Rogachevsky,  
Secretary Faye Gross, Director Felicia Henderson

Absent: Vice President Kelley Skinner

Also present: Phil Colettis, Director of Operations, Ameritech Community  
Management, Sarah Schluter, Admin Asst Ameritech Community  
Management

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

Motion by Pete Brabant to accept minutes, seconded by Alex Rogachevsky, all in favor to approve the minutes of the Regular Meeting of Wednesday, March 20, 2024. Motion carried at 6:35 pm.

IV. **NEW BUSINESS**

- New business was discussed by Pete Brabant.
- Discussion of cars parked on the street in violation of HOA Documents and various manners to address this issue. One proposal was to use paver stones in the grassy areas in front of the homes that would allow grass to still grow in the area. Reminders posted throughout the community for proper parking for residents and guests and also Friendly Reminders for those in violation of HOA Rules and Regulations.
- There have been some issues with proper attire at the pool. Complaints have come about that some residents are using the common pool area with bathing suits that do not properly cover themselves in the presence of young children.
- To fix some cracking pavement around the pool, pavers will be installed at the End of Month. Cost projected at around \$21,000.00. Some concern that this fix will result in other aspects of the structure to become out of Code. Board to discuss with contractors the concerns.

- Some residents do not reserve the pool as per rules and regulations require. Another pool party exceeded the limit of attendants.
- Discussion on limiting the number of rentals allowed within the Community. Phil Colettis offered suggestions on the steps favorable to the HOA to start taking to curb the number of rentals. Discussion of creating a committee to lead this effort.
  - A. New Board Member appointed. Pete Brabant made a motion to appoint Wendy Bell to the Board. Seconded by Felicia Henderson, all in favor of appointment at 7:17 pm.

V. **ADJOURNMENT**

Pete Brabant made the motion to adjourn, Felicia Henderson seconded the motion, all approved. The meeting was adjourned at 7:30 pm.

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Submitted by Sarah Schluter, Ameritech- Administrative Assistant