

**PARK TRACE ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 18, 2015**

CALL TO ORDER: The Board of Directors meeting was called to order by Dan Knauf at 7:00 p.m. It was confirmed that proper notice had been posted, and a quorum was established with the following Board members in attendance: Norm Thetford (by phone) & Ed Bankemper and BiBiche Knauf.

MINUTES: The minutes for the July 21, 2015 meeting were approved by unanimous consent.

ADMINISTRATIVE BUSINESS:

1. Casey Management and Bob Ungemach constructed a letter that will be sent by email and snail mail asking for owners what numbers and emails they want included in the Park Trace directory. This will help update our master list also.
2. Dan Knauf reported that there is a potential new owner that wanted to lease the property for the first year of ownership. This is a conflict of our documents and it has been confirmed by our legal counsel. All requests need to come from the seller/owner not the buyer.
3. Dan Knauf went over why the Park Trace homeowners association has not put liens on past homes for non-payment. We would spend a lot more on attorney fees than what the assessments are. There is no financial sense to pursue this.
4. 849 Oak Briar Lane foreclosure is still dragging on. Ed and Dan will be looking into the next steps to move this forward.

OFFICER'S REPORTS:

PRESIDENT: Dan Knauf

1. He will be sending out a Presidents letter explaining the amendment process, the need for volunteers and the need for board member positions.
2. Thanks to everyone who has helped clean up Randy the Rooster messes!
3. Dan's interview at Bentley's internet radio show will be broadcast in September.

VICE PRESIDENT: Ed Bankemper

1. Ed Bankemper will be checking with a trapper to relocate Randy the Rooster.
2. Sidewalks-the county maintains sidewalks that border the county roads. Send all address with problems to Ed so that he can submit 1 order request to the county. This will speed up the process.
3. New soft white LED lights will be installed at the entrances. Please let Ed know if the lights need to be adjusted in anyway.
4. As the head of the welcoming committee please let Ed know when we get estoppels for closings.
5. Greeners-Ed will contact Jason from Greeners to trim back the lake shore area twice a year so Beautiful Ponds will have an easy access.

SECRETARY: [Office vacant; Ed Bankemper standing in]

TREASURER: Norm Thetford

1. We have \$8,381 in our checking and \$99,585 in savings.
2. We still have 5 owners plus 849 Oak Brier Lane in arrears.
3. The credit/debit cards are in the mail for Dan and Ed.

AT LARGE:

1. BiBiche Knauf reported about the legal fee settlement. It is still scheduled tentatively for October 2015. The attorney should issue a check to the Association by the end of October. The amount should be around \$63,000. We will have to pay 30% in taxes.
2. Since the lake erosion is an ongoing problem, it was recommended to create a Reserve Account. The original price for the work done two years ago was around \$100,000; Scott Liebel from Florida Shoreline is recommending a Reserve Account in the amount of \$100,000 in a ten (10 year period).
3. Ed Bankemper made a motion to put on the agenda at the November members meeting the creation of a Reserve Account for taking care of the lake erosion in the amount of \$50,000. Norm seconded the motion. All were in favor.
MOTION PASSED.
4. Bibiche reported that we did not have enough room to be able to install the flag poles that were approved last month.

COMMUNICATION OFFICER

1. Bob Ungemach reported that he did receive some information but would like more information to press ahead with the project. He asked if they would like for him to stepdown. He said he would if they wanted to hire the project out. Ed Bankemper made a motion to have Bob continue and release the website as is making changes as they are needed. BiBiche Knauf seconded the motion. All were in favor. **MOTION PASSED.**

COMMITTEE REPORTS

1. Architectural Review Committee (ARC)- No Report

OLD BUSINESS:

1. Violation notices for moldy roofs and post light violations notices will be addressed as follows. 45 days for moldy roofs; 30 days for dark post lights; 45 days for post light replacement.

NEW BUSINESS:

1. Erosion Reserves Fund-As discussed earlier in the meeting. BiBiche will be getting estimates the homeowners will vote on it at the November members meeting.

2. Dan Knauf presented the Board with attorney-approved language for changing the amendment process for our Declaration of Restrictions. The Board voted unanimously to present this language for an October USPS mail vote by the entire membership. The language reads:

Amendment. This Declaration may be amended from time to time upon the approval by the affirmative vote of at least seventy-five percent (75%) of the votes cast by no less than a majority of the total eligible voting interests of the Homeowners Association and upon the recordation in the Public Records of Sarasota County of an instrument, certifying that such approval has been obtained, executed by the president and secretary of the Homeowners Association.

OWNER COMMENTS: No Comments

DATE OF NEXT MEETING: September 15, 2015

ADJOURNMENT: The meeting was adjourned at 8:44 p.m. by unanimous consent.

Respectfully Submitted by:
Brian Bender
Community Association Manager

Approved: _____