

**PARK TRACE ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 15, 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: Ed Bankemper and BiBiche Knauf.

**MINUTES:** The minutes for the August 18, 2015 meeting will be addressed at the next meeting.

**ADMINISTRATIVE BUSINESS:**

1. Casey Management and Bob Ungemach sent letters and emails to get owners emails and contact phone numbers for the Park Trace directory.
2. We will have an October mailing to explain the voting for the amendment process change and provide a ballot.
3. We are also preparing for the November membership meeting. There will be an election and the erosion Reserve Fund vote.

**OFFICER'S REPORTS:**

**PRESIDENT: Dan Knauf**

1. Dan Knauf sent out a Presidents letter explaining the amendment process, the need for volunteers and the importance of the 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 broadcasted in September.
4. Dog poop-PICK IT UP, CLEAN IT UP!
5. Dan offered to provide white paint and brushes and one neighbor volunteered to re-paint the bulletin board posts.

**VICE PRESIDENT: Ed Bankemper**

1. Greeners will be periodically removing dead cuttings along the back lake. They will charge us on an hourly basis.
2. New lights are going along Bay Street and the two Bay Street entrances. The lights being used will be LED soft white lights.
3. Welcome committee-once Ed receives the real estate estoppel letters he will deliver the welcome baskets.
4. Ed Bankemper is taking care of an estoppel letter request in Norm Thetford's absence.

**SECRETARY: [Office vacant; Ed Bankemper standing in]**

**TREASURER: Norm Thetford**

1. We have \$6,577.45 in our checking and \$94,589.51 in savings.
2. We still have 5 owners, plus 849 Oak Brier Lane in arrears, and their voting rights have been suspended. There is a discrepancy as to whether or not it was six or seven in suspension-Brian will verify with Norm before the October vote is taken.

#### **AT LARGE:**

1. BiBiche Knauf reported about the legal fee settlement. It is still scheduled tentatively for October 2015.
2. The Bay St. extension is scheduled for 2016 construction. BiBiche had asked the county about putting a wall on the eastern part of Park Trace. They agreed to approximately 100 yards long and 6 feet high. The wall would be made out of PVC. We are in discussion about ownership and responsibility of maintenance if the wall gets put in.

#### **COMMUNICATIONS OFFICER**

1. Bob Ungemach reported on the recent “go live” of our new and improved website, and future plans for even more compelling content. Great Job Bob!

#### **COMMITTEE REPORTS**

1. Architectural Review Committee (ARC) - No Report
2. Social-Beach sunset Thursday 17 of September at 6 PM-Nokomis North. Rain date is Tuesday, September 22 at 6PM.

#### **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. Any other business for the November Membership Meeting
2. October Board USPS mail vote by membership.

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.

#### **MANAGEMENT COMPANY REPORT/QUESTIONS**

1. **No Report**

**OWNER COMMENTS:**

1. An owner asked if the rule about “you have to own your home a year before you can rent it out.” The answer is yes, it still applies.
2. An owner asked if Dan Knauf could explain the “numbers” on the changing the voting process. Dan explained in detail the process that must take place to make the changes.

**DATE OF NEXT MEETING:** October 20, 2015

**ADJOURNMENT:** The meeting was adjourned at 8:35 p.m. by unanimous consent.

**Respectfully Submitted by:**

**Brian Bender**  
**Community Association Manager**

Approved: \_\_\_\_\_