

**Park Trace Estates HOA, Inc.**

**Minutes of Dec 20, 2016 HOA Board Meeting**

**Historic Spanish Point - 337 N. Tamiami Tr., Osprey, FL 34229**

**Meeting was called to order at 7:04pm**

**A quorum composed of Ed Bankemper, President, John Calia, Vice President, and Norman Thetford, Treasurer was present; Kinda Koven and Bill Statz are out of town.**

**ADMINISTRATIVE BUSINESS**

**• The November Board meeting minutes were approved, subject to the following change: \$100 to survey all the trees in the community, not each tree.**

**MOTION: Ed; 2nd: Norm. Vote was unanimous.**

**OFFICER'S REPORTS:**

**• President (Ed Bankemper)**

**1. Ed will send a letter to the homeowners adjacent to the entrance monuments about what will be planted and that the HOA will be keeping the common area behind the monuments clear and maintained. Ed also indicated that we should consider painting the backs of the monuments with a neutral color, to be selected with some input from the adjacent homeowners (light tan or beige).**

**2. Ed will arrange for some improved lighting around the monuments by adding stake outlets at the ends of the entrances, replacing the side lights with wide angle LED's and moving the current side lights to the back of the entrance monuments, using them to up-light the entrance trees.**

**MOTION: to replace lights around the monuments, not to exceed \$300. Motion by Ed, 2nd by John. Passed unanimously.**

**3. Bay Street: Ed reported that the palm trees along Bay St. had been trimmed by Nick Yarden, and that the oak trees should be done by Thursday. The fence and sidewalk would be pressure-washed by Reliable Pressure Cleaning (our regular vendor for this) as soon as possible.**

**4. Ed reported that the owners at 360 PTB had painted the rear of the house, which faces Oscar Scherer State Park (OSSP), with an appropriate color, but then painted the other three sides with a bright orange color. Ed is consulting with both the Sarasota County Planning Department and the Operator at OSSP to resolve whether the homeowner needs to paint all sides the same neutral color.**

**5. There have been several reports of damage from a person or persons shooting BBs at post lamps, cars and windows. Ed is compiling a report to submit to the sheriff.**

- **Vice-President (John Calia)**
  1. John sent out an email request to homeowners who had voted at the annual meeting in November to get assistance in canvassing for additional votes. No one responded.
  2. John proceed to canvass a number of homes on PTB and obtained seven proxies. The response of people he spoke to was generally positive although some had concerns about a few people being able to control the changes. John feels that door-to-door canvassing is the only way we will get to 90 votes in the future when we try to make this change in voting procedure again.
  3. Considerable discussion, by the board as well as from homeowners in attendance, was had on the specifics of how the voting changes would work and what was the most equitable procedure. The board will review that possibilities and come up with a suggestion at the next meeting in January.
  
- **Secretary (Bill Statz) - absent**
  
- **Treasurer (Norm Thetford)**
  1. Norman reported that our various bank accounts totaled \$72,856.15 and the Statutory Reserve (SR) totaled \$50,700.10 so we are in good shape financially.
  2. According to the accountants, early returns of assessment payments are coming in steadily. By the January meeting we should have a good fix on where we stand.
  3. Norman will make the 2016 deposit to the SR next week and the 2017 deposit the first week in January, and then invest those deposits in an appropriate CD.
  
- **At Large (Linda Koven) - absent (Ed elected not to call since no pressing issues)**
  
- **Communications Officer (Bob Ungemach)**
  - Bob mentioned that several homeowners had asked about why there were no recent minutes posted on the website. Bob only posts what has been approved by the board. Ed indicated that we would try and get approved minutes out within a week after the meeting at which they were approved.
  - Bob suggested that we sign up for the "NextDoor" app as a way to report vandalism and to keep up with what is going on in our neighborhood as well as nearby neighborhoods.
  
- **External Liaison Officer (Vacant)**
  1. Ed said he plans to talk to Culverhouse (the firm building the extension of Bay St.) to see if there is any other way to pursue getting a wall without being subject to the County's onerous restrictions.
  2. Ed raised concerns about increased traffic from Rivendell through Park Trace and discussion ensued about possible ways to slow it down, such as a timed gate. No conclusion was reached.

## **COMMITTEE REPORTS**

- **Architectural Review Committee (Sally McCurdy) - nothing to review**
- **Social Committee (Bill Cutler) - absent**

## **OLD BUSINESS**

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- **Status new Holiday Decorations** (Janet Jarzyna) - Janet and her team did a nice job decorating the monuments. It looks quite attractive as one turns into the development.
- **Entrance walls electrical upgrade** (Ed Bankemper) - The new electrical outlets by the entrance monuments are working and facilitated the connections to the decorations. The balance of the electrician's invoice has been paid.
- **Landscaping Irrigation and Rejuvenation** - Ed reported that the irrigation well has been repaired (cost \$2000) and is up and running. Most of the irrigation system is functioning although there are a few areas, especially around the east monuments where some work remains to be done. New plantings are ready as soon as the irrigation is fixed.
- **Proposal to alter the means of modifying deed restrictions** - we were able to get only 53 Yes votes on the proposed change in the voting procedure so the proposal does not pass. Based on the outcome of discussions to be held regarding a new proposal (see John Calia's notes above), the board will consider launching a new proposal in February when more homeowners are present.
- **Canopy tree survey** - Get-R-Dunn has not responded yet with the results of a survey of canopy trees needing trimming

## **NEW BUSINESS**

- **Annual Assessment** - the approved annual budget and invoice for the assessment were mailed out during the first two weeks of December. So far, there have been about 20 payments received.

**HOMEOWNERS' COMMENTS/QUESTIONS** - A homeowner asked if they would be notified if a canopy tree on their property needed to be trimmed (based on the survey). The answer is yes, they will be notified.

**MANAGEMENT COMPANY REPORT/COMMENT** - Taylor was sick and absent.

The meeting was adjourned at 8:24pm