

PARK TRACE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

May 17, 2016

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: Dan Weiss, Norm Thetford, Ed Bankemper, and Linda Koven by phone.

ADMINISTRATIVE BUSINESS

1. Approval of the April 19, 2016 board meeting minutes. Norm moved to approve. Ed seconded the motion. The motion passed unanimously.

OFFICER REPORTS

President-Dan Knauf

1. Attorney meeting - Dan spoke about the late assessments and stated that it is in the lawyer's hands at this time.
2. Mailboxes - The manufacturers of the mailboxes will sell the base, alone, for \$50. The board will need to decide if they will pay for the base and repairs.
3. There are a few moving-related storage PODS on driveways in the neighborhood. One homeowner asked for permission to keep it on their property for two weeks; another one did not. As it turns out we do not have any deed restriction language that would apply to such PODS, other than if they rose to the level of a prolonged "nuisance." Therefore no specific action on such PODS was proposed or considered by the Board.
4. Car leaking oil - Dan received a call about a car that was parked on the street with oil stains on the street and driveway. He found no evidence of either, so he considers this matter closed.
5. After the board granted Elida's request to tape off an area of the front lake to protect the nest of Sand Hill cranes, Dan went to check it out. A large alligator was nearby. Expectant parents seemed to be guarding the nest well; thanks to Elida.
6. Political signs - Signs are prohibited in Park Trace. Dan will add this issue to the August agenda for the Board to discuss.
7. John Calia has volunteered to be on the Fining Committee. Thank you, John.
8. There is a white unlicensed Toyota vehicle in the driveway of 849 Oak Briar Lane. Our current bylaws state that inoperable vehicles must be removed. The county has agreed to tow it; however, it's still there.

Vice President-Ed Bankemper

1. Ed is still working on the irrigation infrastructure upgrades. He is contacting another irrigation company to acquire an estimate. We are expecting it to come in at \$1,200-1,500. By our next meeting, he will have 3 estimates to present.
2. Mailboxes - The board will need to determine if it is or is not going to maintain mailboxes. Ed is currently finding prices from installers. Linda Kovan suggested that people should be responsible for their own mailboxes. A past board paid to

install all of the mailboxes as a one time occurrence. Ed will call the manufacturer of the posts and mailboxes to compare pricing.

3. The cost of the plants for the 4 entrances and 2 islands was higher than expected. It will be close to \$3,500.
4. The board and the community want to thank Ed for the great job on the landscape lights. Everything looks really good.

Secretary-Dan Weiss

1. Dan Weiss reported that Brian Bender from Casey Management sent out the 'opt out' letter for the directory to all residents. We received about 6-7 responses. The directory is ready to publish.

Treasurer-Norm Thetford

1. Norm spoke on the status of the 2016 and other paid assessments and collection actions. We have five owners who are delinquent on their assessments. One is long-standing and the other four are 1-2 years behind. The attorney is handling this.
2. Currently, we have \$26,740.00 in checking, \$74,619.00 in the money market, and \$51,218.00 in the reserve account.

At Large - Linda Koven

1. Linda Koven had nothing to report. She plans to be here June-August, and she will begin working on the welcoming committee and speak with Bob Ungemach regarding the consumer reports section of the website.

Communications Officer - Bob Ungemach

1. The Park Trace website is running smoothly and all board members are registered to receive mail sent to ParkTraceHOA@gmail.com. Bob clarified that new board members need to "accept" an auto-reply message in order to be added to this message list.
2. Bob asked if he should activate the directory on the website, and he was told he should.

External Liaison Officer - BiBiche Knauf (not present)

1. Dan K. reported that BiBiche has nothing to report on the wall or Bay Street extension. She sent Bob Ungemach the County contact numbers for sidewalk repairs to be added to the website.
2. Route 41 and Bay Street traffic lights - No action has been taken.

Committee Reports

ARC

1. 327 Park Trace Boulevard – Request to remove oak trees. Dan Weiss moved to approve the ARC's recommendation to allow removal. Norm Thetford seconded the motion. The motion passed unanimously.
2. 250 Willow Bend Way -- Request to extend lanai. Dan Weiss moved to approve the ARC's recommendation to allow the extension. Ed seconded the motion. The motion passed unanimously.

3. 151 Willow Bend Way -- Request to remove 4 oak trees. Dan Weiss moved to approve the ARC's recommendation to allow removal. Norm Thetford seconded the motion. The motion passed unanimously.
4. 392 Park Trace Boulevard -- Request to erect fence. The ARC has not received all of the requested paperwork in order to review it. This will be addressed at the June meeting.

Social Committee

Bill Cutler was not present; however, Dan Knauf read an email from Bill, announcing the next social at Nokomis Beach on June 7, 2016. We will need at least 15 people to attend in order to give away a door prize.

Old Business

There was no old business.

New Business

1. Dan Knauf moved to suspend the voting rights of the five members with any amounts owed the Association more than 90 calendar days. Ed Bankemper seconded the motion. Norm Thetford read the addresses of the five properties that are 90 days past due (225 Willow Bend Way, 288 Park Trace Boulevard, 849 Oak Briar Lane, 193 Willow Bend Way, and 360 Park Trace Boulevard). The motion passed unanimously.
2. Dan Knauf moved to appoint John Calia to the Fining Committee. Ed Bankemper seconded the motion. The motion passed unanimously.

MANAGEMENT COMPANY REPORT –

1. Brian Bender reported that during his monthly inspection, he observed the following:
 - a. Upon asking others in the community to review his previous opinion on roof mold, only one property was flagged for an excessively black moldy roof. That owner was notified and will have the roof cleaned within two weeks.
 - b. Eight homes with unlit lamp posts and one home with a missing lamp post have been identified. Letters have been sent to the owners requesting repairs. (note: Dan K. reported that two homes are exempted from the lamp post requirement.)
 - c. The graffiti on the sidewalk at 471 Park Trace Blvd. has been removed.
 - d. The dead trees at 336 and 360 Park Trace Blvd. have been removed.
 - e. Mr. Mitchell requested to have visitors park a motor home at 320 Park Trace Blvd. for 9 days. Dan Knauf explained that this is not a rule for which the board is legally permitted to provide a variance. Discussion ensued about whether the board should be enforcing the rule prohibiting motor homes (other than for loading and unloading) since there is at least one motor home in the community that is parked in a driveway for extended periods. Dan Weiss and Linda Koven both stated that the rule should be enforced. Dan Knauf said the association's attorney has repeatedly told him the board has the discretion to enforce or not enforce certain rules, provided it is done consistently. The board took no action.

- f. 240 Park Trace Blvd. has been sold to the bank. The property is in dire need of cleanup. Dan Knauf will contact the bank and ask them to clean up the property.

Homeowner comments

1. Someone asked what type of plants will be at the front wall. They asked if we will provide drawings of the plan. Ed Bankemper stated there will be a rendering provided.

ADJOURNMENT: Dan Knauf requested a motion to adjourn. Ed moved to adjourn. Norm seconded the motion. The meeting was adjourned at 8:40 p.m. by unanimous consent.

Respectfully Submitted by:

Brian Bender
Community Association Manager

Approved: _____