

**PARK TRACE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**June 20, 2017**

**Meeting Minutes DRAFT**

**Call to Order – Proof of Notice – Proof of Quorum**

The meeting was called to order by John Calia at 7 PM. Proper notice was posted on the property in accordance with Bylaws and statutory requirements. A quorum was present with John Calia, Norm Thetford (telephonically) and Bill Statz. Denise Duffina of Casey Management was absent.

**Introduction of Board Members**

John Calia stated there were no new board members to introduce.

**Introduction of New Members in Attendance**

No new residents presented.

**Administrative Business**

- **Vote Approval of April Board Meeting Minutes**

- A motion was made by Norm Thetford and seconded by Bill Statz to approve the Board Meeting minutes of May 16, 2017 as amended. All were in favor and the motion passed.

**Officers' Reports**

- **President**

- John Calia yielded his time to the Committee Reports

- **Vice President**

- Bill Statz stated that HOA documents were collected from past president and were being reviewed. He'll work with the Communications Committee to ensure identification and archiving of documentation required for statutory compliance.

- **Secretary**

- This position is currently vacant

- **Treasurer**

- Norm Thetford reported figures up through May 16, 2017 as:

Checking Account	\$ 11,649.58
Savings Account	\$ 54,656.76
<u>Reserves Account</u>	<u>\$ 60,501.55</u>
Total Assets	\$126,807.89

- **At Large**

- Linda Koven was out of town and not in attendance to report.

**Committee Reports**

- **Landscaping Committee (Margaret Monti)**

- Margaret listed the accomplishments of the Landscaping Committee since the last meeting in May 2017. These include:
  - Correction of an installation fault in the well pump which had been causing intermittent failures for several months
  - Inspection of all irrigation lines and sprinkler heads. Head repairs are to be accomplished within the next week and monthly inspections with adjustment/repair as necessary will follow
  - Plantings for the entrance monuments have been selected and installation is scheduled for 23 June. The goal is to provide a finished, pleasant appearance using Florida Friendly, low maintenance plantings. (See committee report for details)
  - Coordination is underway with the Meghan Donohue, Sarasota County Parks, and Tony Clements, Oscar Scherer State Park, for the removal of invasive plant

species along Park Trace borders. There will eventually be an opportunity for community volunteers to help clear our side of the boundaries.

- The entry islands were evaluated. An attempt will be made to rejuvenate the established drift roses. Margaret described their status as “under probation”. If they fail to respond to care or require too much maintenance they will be considered for replacement. A maintenance plan for the island palms was devised and bids sought. The goal is to improve the appearance of these assets and prevent a repeat of the messy fruit dropping we experienced this spring.
  - A discussion ensued regarding the use of pine straw mulch. This material has some advantages in sloping areas where pine bark may shift away from the covered beds. Some residents stated that there may be a HOA restriction on the use of pine needles. (I was unable to find reference to this in the Deed Restrictions.)
  - A future assessment of the HOAs retention ponds was discussed.
- **External Liaison (Ralph Monti)**
    - Ralph began by recognizing the contributions of BiBiche Knauf, the previous external liaison, and Bob Ungemach, communications director, for his translation of the engineering diagrams for the Bay Street extension.
    - Ralph’s submitted report reviews many aspects of the history surrounding the Bay Street extension and the prospects of a wall or fence to isolate home owners from the new traffic.
      - The previous board, based upon legal council, voted not to sign a contract submitted by Sarasota County delineating Park Trace Estate’s responsibilities for maintenance and indemnification of a separating wall/fence to be built on county property along Park Trace’s border. The contract additionally made Park Trace monetarily responsible for any costs related to movement or removal of the wall/fence, completely at the discretion of the county.
      - Ralph has engaged official representatives of Sarasota County, Culverhouse and Stantec in efforts to find an acceptable solution to our residents’ dilemma regarding their future exposure to the eyesore and traffic noise of the new road. He additionally contacted our county commissioner directly for assistance.
      - Much discussion ensued. The permits and certifications are now in place for the extension construction to begin and there appears to be little that can be done to stop this. Ralph believes our best course of action is to pursue a revision of the county contract and attempt to gain more favorable terms, particularly as relates to the provision requiring that Park Trace be responsible for the cost of future movement or removal of the wall/fence. He’s contacted the county’s risk manager to end.
      - Bill Statz asked whether, regardless of the outcome of discussions with the county, it would be a good idea to get a re-survey of the portion of the Park Trace Estates border that will be affected by the road construction. John Calia indicated that he’s worked with a couple of surveyors.
      - The placement of new road signs on Bay St. generated an educational discussion about rules of the road and the relationship between motorized and bicycle traffic.
  - **Architectural Review Committee (Mel Schroeder)**
    - There were no submissions to the Architectural Review Committee
  - **Welcome Committee (Helen Statz)**
    - Helen stated that baskets with gifts and useful information for newcomers were complete and would be delivered to new residents who have arrived since 1 January, 2017.

#### **Old Business**

- Entrance Landscaping
  - Covered in Committee Report
- Committee Memberships – social
  - John Calia called for a volunteer to replace owner Bill Cutler as social committee chair. There were no volunteers.

#### **New Business**

- Board Membership

- The directors called for volunteers to fill the director position vacated by Ed Bankemper. This position would be an appointment and would run until the general membership meeting in November the election of a regular director.

#### **Homeowners' Comments/Questions**

- BiBiche Knauf –
  - The owner brought to the membership's attention that there has been a significant increase in rat activity in our area. She relayed that this was likely due to habitat displacement caused by local housing development and exacerbated by a number of unkempt palm trees.
- There was a general discussion about a recent alligator removal. A resident reported a "large, aggressive alligator" to the county, which referred the issue to the Statewide Nuisance Alligator program (<http://myfwc.com/wildlifehabitats/managed/alligator/nuisance> ). After receiving permission from the HOA, a state contractor baited, captured and disposed of an alligator. John Calia reminded residents that "Alligator Caution" and "No Trespassing" signs will be placed around our ponds and that, for the safety of residents, their pets and the alligators, residents should refrain from feeding or otherwise interacting with the alligators.

With no more business to come before the board, John Calia thanked everyone for their participation, views and suggestions. Due to several projected absences there will be no board of directors meeting in July, 2017 and the next regularly scheduled meeting will be 15 August, 2017.

#### **Adjournment**

A motion was made by Bill Statz and seconded by Norm Thetford to adjourn the meeting. All were in favor and the meeting adjourned at 8:45 PM.

Respectfully submitted,

William Statz, Vice President  
Park Trace Estates, HOA