

PARK TRACE ESTATES  
BOARD OF DIRECTORS MEETING  
NOVEMBER 14, 2017

**Call to Order:** President John Calia called the meeting to order at 7:00 PM

**Quorum Present** –President John Calia, Vice President Bill Statz, Treasurer Norman Thetford, Iris Zieler representing Argus Property Mgmt. One guest –

**Proper Meeting Notice** – Agenda posted properly on association note board 48 hours in advance of the meeting.

**Approval of Minutes:** October 3, 2017 from Casey Management unavailable  
November 8, 2017 Minutes were read Motion to Approve as written  
John Calia 2nd Norm Thetford Motion Carried

**Reports:**

1. **Contracts Review:** John explained the new contract with Argus and introduced new manager Iris Zieler to the Membership.
2. **Treasurer/Financials - Norman Thetford**
  - a. **Numbers for the Bank :**

Checking Account	\$	5,418.53
Money Market		44,664.43
Stat. Reserve		60,122.50
Total		110,200.46
  - b. **Budget:** Norman gave an explanation for the new 2018 Budget. He explained that the fees are up for 2018 due to the yearly use of the Contingency fund from the Legacy Trail Suit. May be able to use the fund for the next 3 years in limited amounts so there will be extra funds if needed saved.
  - c. **Landscape: Margaret Monti** A detailed review of the Landscape progress to date was given (Full Report Attached)
  - d. **External Liaison : Ralph Monti**
    1. Bay Street Overpass Construction- new meeting date 1/17/2018: Ralph explained that the meeting was to discuss and approve or reject the proposal from Palmer Ranch to build an overpass that would carry 13,000-26,000 vehicles daily.
    2. Dog Park being proposed for Bay Street Park at 327 Spanish Point. Meeting to be held on the proposal 11/16/17 %:30 pm At Spanish Point.
    3. Park Trace and Legacy Trail drainage issues- Bay Street Extension is 9 days behind schedule drainage problem caused by engineers – will install box culvert.
    4. The Bay Street Extension fence contract has BEEN SIGNED BY Park Trace waiting on County to also approve. Fence will be white vinyl and maintained by Park Trace.
  - e. **Communications: Bob Ungemach** Bob reported that email blasts go out to 146 e-mail addresses at this time. He requested members send him their e-mails so they may be included.
  - f. **Architectural Review: Mel Schroeder**
    1. 400 Park Trace – request lanai extension- previously approved at Nov. 8 Meeting. New owner will need to reapply.
    2. Fencing- A lengthy discussion was held on the pros and cons of vinyl fencing.

Board has final say on fencing material. Only wood horizontal shadowbox approved. The Board denied the appeal from Frank Schurger as not being consistent with the current horizontal wooden shadowbox fencing throughout the association.

- g. Management Company Report: No Report available from previous management company.

**UNFINISHED BUSINESS**

1. **Committee memberships;** Volunteers are needed for Violation Hearing Committee and Social Committee

**NEW BUSINESS:** No New Business

With no further business **Motion** to adjourn by John Calia 2<sup>nd</sup> by Norm Thetford  
**Motion carried unanimously** - meeting adjourned at 8:18 PM

Respectfully Submitted,  
Iris Zieler, LCAM