

**PARK TRACE ESTATES  
BOARD OF DIRECTORS**

May 15,2018

**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, Director Hank Holton and Iris Zieler representing Argus Property Mgmt.

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

**Approval of minutes: April 17, 2018**

Motion to approve the minutes as made by Norman Thetford 2<sup>nd</sup> by John Calia Motion Carried

**Owners Comments:** Main concerns quality of the ponds and how to stop erosion.

**Reports:**

**Treasurer/Financial Norman Thetford as of 5-15-18**

Checking	\$ 24,860.92
Money Market	\$ 44,668.85
Reserves	<u>\$ 59,230.93</u>
Total	\$128,760.70

Two (1) owners still need to pay full amount of yearly assessment.

**External Liaison Bill Statz**

1. Piece of equipment arrived at Bay Street project.
2. Completion date for Bay Street Project still undetermined.
3. Talks still ongoing concerning traffic issues on Rt 41(Tamiami Trail).
4. No further movement on the overpass issue.

**Landscape - Margaret Monti (Report Attached)**

1. Lengthy discussion on Buffer zones pro and con.
  - a. Buffer zones will be maintained by West Bay to keep neat and at 12”.
  - b. The major problem causing the erosion is the run off coming from between the homes.
  - c. There are 3 options to stop the erosion, a concrete seawall, Rip-Rap and Geo-Tubing.
  - d. Wash-outs between the houses are the responsibility of each individual owner.
  - e. Pond banks are the responsibility of the association as common ground.
2. Charles Messina presented his views on use of buffer zones and pond conditions. Photos attached).
  - a. Pond 3 has become a weed field.
  - b. Ponds are designed to aquatic plants that add as filters and attract birds and fish.
  - c. There is a need for research to develop solutions to the erosion problems volunteers were requested.
  - d. Homeowners need to check their irrigation systems for proper operation.
  - e. Next step is fact-finding and speaking with professionals.

### **Architectural Review Mel Schroeder**

1. No ARC requests this month
- 2, Bob Ungemach will fill in for Mel while he us up North for the summer.

### **Welcome Committee – Helen No report**

### **Argus Management Report**

1. Most owners are resolving violations.
2. Manager did drive through for violations did not see any additional violations.

### **Website Bill Ungemach No report**

### **Unfinished Business**

1. John Calia .thanked all the group for their help and support.
2. Order 3 NO TRESASPASSING SIGNS H & H Signs to be contacted, Bill Statz will send manager wording.

### **New Business-** topics covered under Landscaping

With no further business **Motion** to adjourn by Bill Statz 2nd by John Calia

**Motion carried unanimously** - meeting adjourned at 8:19 PM

No meeting in June next meeting July 17, 2018

Respectfully Submitted,  
Iris Zieler, LCAM