

**PARK TRACE ESTATES  
BOARD OF DIRECTORS MEETING**

October 16, 2018

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

**Quorum Present** – President John Calia, Treasurer Norman Thetford, Lisa Wheeler, Secretary, 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: September 17, 2018**

Motion to approve the minutes as written made by Lisa Wheeler 2nd by Norman Thetford  
Motion Carried

**Reports:**

**Treasurer/Financial Norman Thetford as of 9/18/2018**

Checking	\$ 6,043.52
Money Market	\$ 44,672.59
Reserves	<u>\$ 60,331.30</u>
Total	\$ 111,057.41

Norman reported that annual dues will go up for 2019 because use of contingency fund will be less. Dues will probably rise due to this being the last year using contingency fund.

**External Liaison Ralph Monti**

1. Sarasota County has committed to extend the Bay Street fence to the Legacy Trail.
2. Bay Street scheduled to open in November, bike lanes will be available and a sidewalk will be installed from Bay Street to East Venice Ave.
3. The County once Bay Street opens will analyze traffic to monitor additional traffic.

**Landscape (report attached)** Margaret explained the mowing schedule for the October thru April will be every other week and the buffer zones will be trimmed once per month this comes to 39 site visits per year. The upcoming planting schedule was explained. Estimates for tree and palm trimming are being requested.

**Architectural Review Mel Schroeder**

1. #218 Willow Bend request to cut down Pointciana Tree (bean tree) ARC recommends approval. Motion to approve by Norman 2<sup>nd</sup> by Lisa Motion Carried
2. John asked for volunteer to to work with Mel on the ARC Committee.

**Welcome Committee – Susan Bartland (absent)**

1. New owner. at 130 Willow Bend
2. New owner at 858 Oak Briar Lane

**Ponds: John Calia**

1. As ponds recede after the rainy season owners will need to do something to stop excessive runoff.

2. L4 has Rip Rap , L1,2,3 have geo tubes, and L5 will have a 4-5 foot drop off when water recedes.
3. A discussion followed on the ways to stop run off- an example was use of French Drains between the homes

### **Argus Management Report**

1. Violation walk around done and compliance letters mailed to affected owners.

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

### **Unfinished Business**

1. .1. John reminded owners of need for board members and the up coming members meeting and election of directors.

### **New Business-**

1. John discussed the need for good neighbor to neighbor relations
2. Discussion on document updating, last attempt failed to pass.
3. John asked for volunteers to go over Documents and advise changes.

### **Board Comments:**

### **Owner Comments:**

1. #240 Park Trace Blvd collapsing owner needs to be notified.
2. Fire hydrant at entrance near #472 Park Trace Blvd needs clearing West Bay to be asked to clear.

With no further business **Motion** to adjourn by John Calia 2nd by Lisa Wheeler  
**Motion carried unanimously** - meeting adjourned at 7:55 PM

Respectfully Submitted,  
Iris Zieler, LCAM