

PARK TRACE ESTATES
BOARD OF DIRECTORS

April 16, 2019

Call to Order: President John Calia called the meeting to order at 7:10 PM

Quorum Present – President John Calia, Treasurer Norman Thetford, Director Steve Snyder, Director Hank Holton, Secretary Lisa Wheeler – absent 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: Motion by Norman Thetford to approve the Minutes of February 19, 2019 as written 2nd by Steve Snyder Motion Carried

Reports:

Treasurer/Financial Norman Thetford

| | |
|--------------|-----------|
| Checking | \$ 41,408 |
| Money Market | \$ 39,677 |
| Reserves | \$ 66,551 |
| Total | \$147,636 |

There are 2 owners who are delinquent if not paid; late fees and interest will accrue.

Motion by John Calia that all owners must be paid in full by March 31 or late fees and interest will accrue. 2nd by Hank Holton Motion Carried

President-John Calia - John spoke on the continuing erosion problems caused by runoff from area between homes and the need to inspect and make suggestions as how to properly require action by owners.

Landscape Margaret Monti

1. West Bay has started the summer schedule – weekly mowing of common areas and twice per month of the no mow-zone.
2. Beautiful Ponds asks that owners keep all fertilizers at least 10 feet away from pond perimeter to prevent algae. Broadcast e-mail to be sent out.
3. Green Topps Tree Service completed all contracted work.
4. April 28 is one year anniversary of the no mow zone – 99% compliance.
5. Tony Clements, from Oscar Scherer State Park came to Park Trace for a Nature Walk on April 1 with residents...
6. Projects under consideration:
 - a. 2 abandon tires need removing from back of L-5.
 - b. Common area along L5snd Legacy Trail could us some trees and shrubbery to provide privacy. Will be a watering issue.
 - c. Planting along the new fence line requires irrigation installation, estimates for work, as well as trees/shrubs to be installed, staked, mulched and monitored.

External Liaison Ralph Monti

1. New fence extension has been installed along Bay Street. Insurance for maintenance of fence has been requested.
2. Oscar Scherer Park does controlled burns and notices at entry to Park Trace.
3. Steve Snyder will contact Tony Clements to see if there is a schedule for control burns and if Park Trace can be given prior notice.

Architectural Review Bob Ungemach

1. #248 PTB– Request to remove dead tree infested with bees – Motion by John 2nd by Norman to approve Motion Carried.
2. #216 PTB –Request to remove 3 Oak trees and repair & replace shadowbox fencing. Motion to approve fencing will need to look into tree removal by John 2nd by Steve Motion carried
3. 232 PTB- Request to remove Bismarck Palm Motion to approve by Norman 2nd by Steve Motion Carried
4. 160 PTB- Request for installation of solar panels Motion to approve by Norman 2nd by Hank Motion Carried
5. A discussion on tree removal in Park Trace followed.

Welcome Committee- Sue will be resigning as they are moving.

Argus Management Report

1. 41 violation letters were mailed 16 responses have been receive noting compliance.
2. Re-inspection needed.
3. John will check on post lamps still out.

Unfinished Business- None

New Business-None

Owners Comments:

1. 240 PTB needs to have yard maintenance addressed.

With no further business **Motion** to adjourn by Norman Thetford 2nd by Steve Snyder
Motion carried unanimously - meeting adjourned at 8:59 PM

Respectfully Submitted, Iris Zieler, LCAM