

PARK TRACE ESTATES

BOARD OF DIRECTORS MEETING

June 18, 2019

Call to Order: Manager Iris Zieler called the meeting to order at 7:10 PM President John Calia unable to attend.

Quorum Present – President John Calia, Treasurer Norman Thetford ,by telephone, Director Steve Snyder, Director Hank Holton-absent, 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 Steve Snyder to approve the Minutes of May 21, 2019 as written 2nd by Norman Thetford Motion Carried

Reports:

Treasurer/Financial Norman Thetford

Checking	\$ 31,980.47
Money Market	\$ 39,677.91
Reserves	\$ 66,660.71
Total	\$138,319.09

The average interest rate on Park Trace CD's is 2.3% giving the association approximately an additional \$1500.00 in revenue per year.

Landscape Margaret Monti

- 1. Naming of the Ponds** –Discussion on the names followed. Vote on names tabled to next meeting.
- 2. Planting Proposal at Bay St Fence.** Margaret went over the proposal for planting. A discussion followed and Margaret will come up with additional options .
- 3. BiBiche** suggested that the board consider planting parkway trees. A discussion followed on responsibility for maintaining.

External Liaison Margaret Monti for Ralph Monti- no report

Architectural Review Bob Ungemach

- 1. 817 Oak Briar.** Request to remove an Oak from the front yard that is damaging the driveway and street light. (Owner is checking with an arborist to see if tree can be saved). There was a lengthy discussion concerning the removal with hopes that the tree may be saved. Board decision was to approve with hopes that it could be saved. Motion by John Calia to approve request 2nd by Steve Snyder. Motion carried.

John proposed that a letter be sent to all owners on the importance of the Oak trees in Park Trace Estates. The letter should give options. . Margaret Monti will compose a letter for approval.

Welcome Committee- No report

Argus Management Report

1. Violations:
 - a. 287 Park Trace Blvd. Letter sent May 17 no response from owner. Second letter to be sent
 - b. 279 Park Trace Blvd. Owner contacted left side fence shadowbox right side still illegal will not be adding any additional fencing at this time.
 - c. Green Monster aka Bay Street Fence to be power washed 6-19-2019.

Unfinished Business

1. Fencing Hedges and Gates-A discussion on the use of plantings instead of a gate along Legacy Trail followed, no decision was made.
2. John to write up a list of priority projects for Park Trace Estates.
3. Planting at the monuments will take place Friday, June 21 volunteers welcome.

New Business

1. **Update on new Bay Street Dog Park**
 - a. Time line for completion of the park discussed, report will be put on the Park Trace website.
 - b. Steve will keep the board and owners updated on progress.

Owners Comments:

1. Mel asked the status of deed restriction revisions.
2. 439 PTB post light out- owner to be contacted

With no further business **Motion** to adjourn by John Calia 2nd by Steve Snyder
Motion carried unanimously - meeting adjourned at 8:25 PM

Respectfully Submitted, Iris Zieler, LCAM