

PARK TRACE ESTATES

BOARD OF DIRECTORS MEETING

MAY 21, 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-absent, Treasurer Norman Thetford, Director Steve Snyder, Director Hank Holton-absent, Secretary Lisa Wheeler 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 April 16, 2019 as written 2nd by Steve Snyder Motion Carried

Reports:

Treasurer/Financial Norman Thetford

Checking	\$ 33,080.19
Money Market	\$ 39,677.24
Reserves	\$ 66,591.86
Total	\$139,349.89

All annual fees have been paid.

Landscape Margaret Monti

1. All running smoothly West Bay is now on the summer schedule.
2. Beautiful Ponds doing an excellent job.
3. Margaret suggested renaming the ponds:
 - a. L1 Oak Briar Pond
 - b. L-2 Bay Pond
 - c. L-3 Magnolia Pond
 - d. L4 Cypress Pond
 - e. L-5 Legacy Pond
4. Renaming of the ponds is not on the agenda. Suggested that an informal approval be made at this meeting and have it on the June agenda for a formal vote.
5. All palms and black olive trees have been fertilized.
6. Discussion on replanting of annuals at monuments was discussed.
 - a. Margaret felt plants look tired suggest pulling and waiting till fall.
 - b. BiBiche and Lisa volunteered to replant at the monuments.

External Liaison Margaret Monti for Ralph Monti

1. Large hole being dug at Bay St and Legacy Trail the Legacy Trail sign will be moved to this location.

Architectural Review Bob Ungemach

1. #279 Park Trace Blvd. Install additional fencing to enclose the backyard with 6ft high shadowbox. Foe left side only. ART recommends approval.

Motion by Steve Snyder to approve request 2nd by Norman Thetford Motion Carried

2. Discussion on the replacement of garage doors to be Miami Dade compliant
3. Discussion of fence to the right is not in compliance, the board is in discussion over the violation status.

Welcome Committee- All up to date 3 baskets had not been delivered- one owner has not been s seen and the other two have not moved in Volunteers were requested to help..

Argus Management Report

- 1.1. Cost of Bay St. Privacy wall:
 - a. Section 1 460 feet at cot of \$47,890.00
 - b. Section 2 265 feet at cot of \$22,514.00
 - c. Total cost \$70,354.00
 - d. Insurance premium for the wall and the Park Trace Monuments from Lloyds of London 1,490.00 for coverage amount of \$120,354.00 with 55 WIND DEDUCTIBLAND \$1000.00 ALL OTHER CLAIMS.
2. Discussion on all other insurance coverage's held by Park Trace.
3. Waiting on additional quotes.

Unfinished Business-

1. Follow up on Post Lights- John did a re-inspection found that there were only 2 lampposts out.
2. 41 violation letters sent received 20 response forms received. Drive through done most have complied. A re-inspection walk through will be done in 2 weeks.
3. Call for additional board members – seems to be same volunteers.
4. Fence on Bay Street- No response from prior vendor not honoring verbal warranty. . Manager to try for another vendor to do the work.

New Business-

1. Fences, Hedges/ Gates - White fence and hedges installed by developer denies owners involved from installing fences on their property line. Pets can not be kept in the yard.
 - a. 103 installed unapproved fencing that is unsightly and a letter has been sent fence must be removed.
 - b. This item will be placed on June agenda for discussion.
2. Attorney meeting- Board met with attorney to work on Rules, Regulation and Policies. To be sure in compliance with statutes.

Owners Comments:

1. 240 PTB still needs to have yard addressed.
2. Sinking sewer access needs to be addressed – Manager to contact county for action.
3. 231 Park Trace Blvd. needs to be notified grass needs mow has not been cut 6 weeks.

With no further business **Motion** to adjourn by Lisa Wheeler 2nd by Steve Snyder

Motion carried unanimously - meeting adjourned at 7:48 PM

Respectfully Submitted, Iris Zieler, LCAM

