

PARK TRACE ESTATES

BOARD OF DIRECTORS MEETING

September 23, 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-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 John Calia to approve the Minutes of June 18, 2019 as corrected 2nd by Norman Thetford Motion Carried

Motion by John Calia to approve the Minutes of August 19, 2019 as corrected 2nd by Norman Thetford Motion Carried

Motion by John Calia to approve the Minutes of August 23, 2019 as written 2nd by Norman Thetford Motion Carried

Reports:

Treasurer/Financial Norman Thetford

Checking	\$ 6,794.12
Money Market	\$ 39,679.90
Reserves	\$ 67,602.33
Total	\$114,076.35

Landscape Committee:

1. Discussion on the association doing plantings at 103 & 104 Park Trace Blvd.
 - a. John Calia commented that there has been work done in other portions of the property but nothing in that area and the association should think about doing some privacy plantings as a courtesy.
 - b. Margaret feels that plantings in that area would hinder access for Beautiful Ponds and West Bay, if the owners would like more privacy they should plant on their property.
2. Discussion on plantings at Bay Street followed.
3. Pond at L5 still has large holes at the bank due to run off erosion. a discussion followed on how to resolve the problem. No decision was made.

Architectural Review Bob Ungemach

1. **841 Oak Briar** – Tree Removal: There was a short discussion on the reasons for the removal of the tree.

Motion to approve the removal of the tree by Steve Snyder Second by Norm Thetford.

Motion Carried

Welcome Committee- Dottie Baldwin (Report Attached)

1. Dottie reported on the items that are to be included in the Welcome Baskets.
2. Potted plant will be delivered in place of wine.

Argus Management Report

1. 12 homes have changed hands since January 2019.
2. Pot holes on Park Trace Blvd have been repaired by Sarasota County.
3. Several requests have been made to mow the strip of land along the new Bay Street Extension.
4. The First Notice of the Annual Meeting and Budget Approval has been mailed to the membership. On November 18, 2019

Unfinished Business

1. Renaming of the Ponds-
 - a. L1 to be named Oak Briar Pond
 - b. L2 to be named Shady Lady Pond
 - c. L3 to be named Magnolia Pond
 - d. L4 to be named Cypress Pond
 - e. L5 to be named Legend Pond

Motion to accept the new names for the Park Trace Ponds made by John Calia 2nd by Norm Thetford. Motion Carried.

2. HOA Tree behind 857 Oak Briar Lane:
 - a. Green Topps was called to assess the tree as the owner was concerned about damage from tree roots to his foundation.
 - b. Trimming would cost \$1600.00 removal will cost \$2600.00.
3. The subject of removal or trimming and the responsibility for the tree at 857 Oak Briar Lane was tabled for an attorney opinion.
4. The Board met on August t 23rd to work on the revisions of the Park Trace Deed Restrictions to update the documents and revise wording to meet current statutes.

New Business-

1. Budget Workshop- Meeting to be held at Argus Offices on October 4 at 1:00 pm.

Owners Comments:

With no further business **Motion** to adjourn by John Calia 2nd by Steve Snyder
Motion carried unanimously - meeting adjourned.

Respectfully Submitted, Iris Zieler, LCAM