

Park Trace Estates
HOA Board Meeting
Thursday, January 30, 2025 at 6:30 p.m.
ZOOM Meeting:
Meeting ID: 989 0256 7251
Passcode: 199297

MINUTES (UNAPPROVED)

- I. Call to order:
 - Dennis Walsh called meeting to order at 6:30 P.M.
- II. Proof of a quorum and notice posted:
 - Sheila Weiss, Betty Cummings, Dennis Walsh were present.
Norman Thetford absent.
 - Notice was posted in accordance with Florida Statute/Governing Documents.
- III. Approval of the agenda and minutes:
 - Sheila Weiss motions to approve.
 - Betty Cummings 2nds the motion.
 - Motion passes unanimously.
- IV. President's report - Dennis Walsh
 - Multiple quotes received for fence.
 - December financials have been sent to the board.
 - Went over the end-of-year balances for 2024(available on financials).
 - Overall, community is in goof financial shape.

- Hurricane Settlement was received from insurance company Allied for \$80,000. Check dated 11/21/24. Dennis wants to figure out what the put the money under in regards to financials.

V. Manager's report - Chelsea Kelleher

- Meetings will continue at the Learning Center at 107 S. Tamiami Trail, Osprey, FL 34229.

VI. Committee reports

VII.

A. Finance - Norm Thetford

- Dennis Walsh reflected the most recent December financial balances of the accounts(available on the resident portal).

B. ARC - Kim Azar-Calka

- Need to look into the process of how these ARCs get approved. Kim approves first and then says it should be approved by board.

C. Communications - Open position

- Sheila Weiss would like to move forward with a new website since they don't have good access to the old website. Suggests moving information over to a new website. Sheila will continue working with WordPress on this and see if she can get access and will keep the board posted. If they need to rebuild a new website, the board is all on the same page to do so.

D. Pond and Landscape Committee – Open position

- There is a vacancy on this committee. Dennis will reach out to an owner who has expressed an interest.

E. Compliance Committee - We need one additional person to serve on this committee

- 288 Park Trace needs to be addressed for a violation. Overall lawn maintenance, shutters up year round, landscaping. Let the board know where we are at.

F. Welcoming Committee - Deanna Borton

- Still having trouble getting into Park Trace website. Goes back to issues with website that we touched on earlier in the meeting.
- Someone in the office that Betty spoke with on keeping a list of the renters. Andrew had assigned it to her. Board and Deanna need that information.

VIII. Old Business

A. Management company review

- New manager in town, Chelsea Kelleher, LCAM. Hopeful for positive changes moving forward.

B. Ponds

C. Fence Bay St. Extension repair update

- 1st quote we received from Florida Fence had to repair fence exactly how it was repaired previously. They also gave a quote right below, for a total chain replacement which the board has no interest in doing. They then sent a revised quote which only focused on the repairs the board wants. \$18,365 is the new quote they received from Florida Fence.
- Perimeter Solutions Group proposal has inaccuracies within the quote in regards to the repairs the board wants.
- H&Y fence was also reached out to and they are backed out a couple of months.
- Sheila Weiss motions to approve the proposal from Florida Fence
- Dennis 2nds the motion.
- Motion passes unanimously.
- Dennis will contact them tomorrow and let them know.

D. Storage unit acquired

- Sheila Weiss did get a storage unit and paid out a full year's occupation already. Still needs to be reimbursed. It's a 5x5 unit down on Tamiami Trail. 3 keys are available for that unit. If anything is needing to store something in there, you can reach out to the board.

IX. New Business

A. 2025 Priorities

1. Annual Meeting date and time

- 02/27/2025 at 6:00 P.M.
- One notice only for annual meeting to include proxy and nomination sheet.
- Someone on the board to have

2. Decision on meeting schedule for the summer

- Every 4th Thursday of the month. Skipping the month of July. November 18th for meeting and December 16.

X. Discussion, questions, concerns (comments limited to 3 minutes per

neighbor)

XI. Adjournment:

- Betty Cummings motions to adjourn at 7:49 P.M.
- Sheila Weiss 2nds the motions.
- Motion passes unanimously.