

PARK TRACE ESTATES HOA
Minutes of the Board Meeting September 10, 2024
RealManage Learning Center 107 N Tamiami Trail Osprey FL 34229

A hybrid MEETING of the Board of Directors was held at the Learning center and online by GoTo.

The meeting was called to order at 6:30 p.m. by Board President, Dennis Walsh.

PROOF OF NOTICE: Notice of the meeting was posted 48 hours prior in accordance with the requirements of the association documents and Florida Statutes.

QUORUM:

Present: Dennis Walsh (P), Sheila Weiss (S) and Betty Cummings (VP)
Karen Krystofinski, CAM represented RealManage Sarasota.

On the matters relating to the minutes of the previous May 8, 2024, meeting, upon a motion made by Weiss (S) and seconded by Cummings (VP), and it was to approve the minutes as presented. Motion passed unanimously.

President report: Discussion related to recent tree violations, request to assess and develop process. Overview of financials. Walsh and Cummings spoke with attorney

Manager report: CAM provided delinquency and violation update, commented on developing owner portal registrations.

UNDER THE HEADING COMMITTEE REPORTS:

Finance, Walsh (P) provided a synopsis of current financials and investments. Questioned how RM applies charges, particularly the \$100 fee to tax filing.

Communications: Discussion to prepare community newsletter for updates to owners on Kaufmann language, pond erosion and upcoming budget meeting. Cummings (VP) asked if the CTA letter can be customized, it can, letter sent to board for update prior to mailing. Welcome letter to be added to estoppel process moving forward.

Pond and Landscape, Elli Freihofer provided pond update, seeking 3rd quote for invasive trees. Green Tops estimate is \$3,000, discussion as to whether this is a 2024 or 2025 expense.

Compliance: Board requested 288 PTB violations be escalated to fining status. Overnight parking with SUV discussion and impact of HB 1203.

UNDER THE HEADING OF OLD BUSINESS:

- Weiss (S) has been working with Ryan to address Mailbox project installation and repairs to schedule, water is getting into the new mailboxes., 2-3 owners impacted, Ryan confirmed late fees will be removed from the invoice then partial payment will be sent.
- Irrigation pump was installed, inquiry regarding irrigation mapping to identify issues that need attention.

UNDER THE HEADING OF NEW BUSINESS:

- Discussion led by Cummings (VP) regarding legislation updates.

Owner comments: Andersons are new owners, reported concerns regarding drainage and requested invite to register portal.

With no further business coming before the Board, a motion was made and seconded; the meeting adjourned 7:38 p.m. Next meeting will focus on the budget, Oct. 1st.

Prepared by:
Karen Krystofinski, CAM
RealManage Sarasota