

# **Park Trace HOA Board Meeting**

**Date: Thursday, April 24, 2025**

**Time: 6:00 P.M.**

**Location: RealManage**

**107 N. Tamiami Trail**

**Osprey, FL 34229**

## **MINUTES**

### **1. Call to Order:**

A. Dennis W. called the meeting to order at 6:00 P.M.

### **2. Confirmation of a quorum:**

A. A quorum was established with Dennis W., Norman T., Betty C. and Sheila W. present.

### **3. Approval of Previous(January) Minutes:**

A. Sheila motions to approve the minutes

B. Betty 2nds the motion to approve.

C. Motion passes unanimously.

### **4. President's Report:**

A. March financials as of 04/24 have been revised to be corrected by Accounting department.

B. Dennis to contact Solitude Lake Management regarding ponds.

### **5. Manager's Report:**

A. 5 delinquent owners currently equaling a total of \$1,742.94

B. Florida Fence's fence repairs still in progress(repairs from hurricane) on Bay Street is still in progress. Should be back in 2 weeks to complete the job.

C. Split rail fence – awaiting proposal from M2 Pressure Washing.

D. Speak with Compliance inspector about drive-through every 2 weeks.

E. Contact Pine Ranch HOA about dumping debris back there.

F. Insurance proposal for 2025-2026 has been sent to the Board for renewal approval.

### **6. Committee Reports:**

A. Finance Committee

a. Brokerage accounts, (round about numbers of 93,000 and 38,000) are vested in a money market fund. Earning 5,000/year between the two accounts.

b. 104 Park Trace – Pine Ranch HOA – dumping debris

B. Compliance/Fining Committee

a. N/A

C. ARC Committee

a. N/A

D. Ponds and Landscape Committee

a. Craig is on the landscaping committee

E. Communications Committee

a. N/A

F. Welcome Committee

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a. 5 homes currently on the market.

## **7. Old Business**

### **A. Hurricane Policy**

- i. Sheila motions to approve policy after Betty revises and gives the final draft.
- ii. Norman 2nds the motion to approve.
- iii. Motion passes unanimously.

### **B. Marketable Record Title Act "MRTA"**

At the first board meeting, excluding the organizational meeting, which follows the annual meeting of the members, the board shall consider the desirability of filing notices to preserve the covenants of restrictions affecting the community of association from extinguishment under the marketable record title act chapter 712, and to authorize and direct the appropriate officer to file notice in accordance with s. 720.3032

- i. Betty C. is going to reach out to legal council to get more information.

## **8. New Business:**

### **A. Updating documents**

- a. Deferred for next meeting.

### **B. Miscellaneous Items of Action**

- a. Sheila will reach out to company(GSI Mailboxes) regarding buying and storing parts on-site for owners.
- b. Bulletin Board needs replacement. Sheila will do some research.
- c. Betty motions to approve \$500 for bulletin board for community
- d. Sheila 2nds the motion to approve.
- e. Motion passes unanimously.

## **9. Adjournment:**

- A. Betty C. motions to adjourn the meeting at 7:20 P.M.
- B. Dennis W. 2nds the motion to adjourn the meeting.
- C. Motion passes unanimously.