

PACC Rep – Gayle Schmidt



Pine Trace is an established condominium consisting of fifty four stand alone condominium units. The one winding private road is on the west side of Whitfield Ave in close proximity to the Palm Aire Golf Course. As the name implies, there are majestic pine trees in the neighborhood as well as beautiful older oaks. The models are painted different colors and varied landscaping gives the neighborhood the “non-condo feeling”.

The community consists of four models, with two and three bedroom floor plans and distinguishes itself from most condominiums by the fact that each unit has included property around their units as well as common grounds. Many units have their own pools, all have two car garages and the models are of different curbside design giving the impression to the passerby that the units are individual homes.

Governance of the community is under the laws of the State of Florida governing Condominium Associations. The Board of Directors consist of five members on staggered two year terms and there are several standing Committees setup to provide for the maintenance of the units and protection of the appearance of the Community. Monthly association dues provide the unit owners with hurricane insurance coverage, weekly landscaping including tree and shrubbery pruning as needed, insect and weed control is provided, monthly basic cable television service is included, and waste disposal of personal and gardening refuse on a weekly schedule. Unit painting is currently on a 7-8 year cycle and unit roofs and exterior repairs are also provided for by reserves supported by owners dues. Although the majority of unit owners are retired, this is not an “over 55” neighborhood and a few younger families reside in our community.

BOARD OF DIRECTORS

President – Gail Robinson

Vice President –

Treasurer – Neil VanderVeen

Secretary – Sharon Largent

Director – Marc Skinner

Director – Henry Leopold