

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting Minutes October 25, 2006

1. Call to Order-Certifying of Quorum

The Board of Directors Meeting was called to order by acting chair and Secretary/Treasurer, Debi Hudrlik at 4:28 p.m. Barry Karpay, President and Frank Messina, VP, were also present. A quorum was established.

2. Proof of Notice of Meeting

An Affidavit of mailing was displayed by Debi Hudrlik which was duly executed by McNeil Management and placed in the Association files.

3. Reading of Unapproved Minutes

On Motion: Duly made by Frank Messina, seconded by Barry Karpay and carried unanimously.
Resolve: To accept the May 25, 2006 minutes as submitted.

4. Old Business - None

5. New Business

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.
Resolve: To adopt the 2007 operating budget as submitted, with no increase in fees over the previous year.

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.
Resolve: To adopt the new two letter violation policy as proposed by McNeil Management, a copy of which memorandum is attached hereto.

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.
Resolve: To establish a proof of insurance policy and procedure for the Association, a copy of which is attached hereto. Additionally, meet with attorney and insurance agent to discuss hold harmless request by Management Company.

On Motion: Duly made by Frank Messina, seconded by Debi Hudrlik and carried unanimously.
Resolve: To approve the contract for landscape and irrigation services with Brandon Irrigation and Professional Cuts.

6. Adjournment

On Motion: Duly made by Debi Hudrlik, seconded by Frank Messina and carried unanimously.
Resolve: To adjourn the meeting at 4:35 PM.

Debora Hudrlik, Secretary
