

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Annual Membership Meeting Minutes February 6, 2007 Panther Trace I Clubhouse

1. Call to Order-Certifying of Quorum

The Annual Member Meeting was called to order by acting chair and Secretary/Treasurer, Debi Hudrlik at 6:15 p.m. Doug & Pamela Pinner from McNeil Management and Dave from Professional Cuts Landscaping were also present. A quorum was established with 7 Class A lots represented in person, 1 class A by proxy and 85 Class B lots by proxy.

2. Proof of Notice of Meeting

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

3. Reading of Unapproved Minutes

Debi Hudrlik read the minutes from the First Annual Meeting, held February 13, 2006.

On Motion: Duly made by Robert Higginbotham, seconded by Hazel Godwin and carried unanimously.

Resolve: To accept the February 13, 2006 minutes as read.

4. Old Business - None

5. New Business

Debi Hudrlik updated community owners with the latest information regarding the following:

- Entry Gate – Awaiting install of Tampa Electric meter, followed by install of Verizon phone line. Gate should be placed in service on limited schedule within 2-3 weeks. Gate will remain open to accommodate for construction and sales traffic.
- Developer Turnover – Due to the current market climate, the date of developer turnover (90 % of units conveyed = 99 homes) is difficult to estimate but is likely not to occur until sometime in 2009.
- Reviewed areas of responsibility between Cambray Villas Association, Panther Trace II CDD and Panther Trace II Master HOA.
- Rollover of Funds – A formality allowing Association to retain surplus funds and roll them over into the following fiscal year without being considered profit.
- Provided Handouts – General information about CDD/Master/HOA responsibilities & contacts, tenant profile, reserves funding, animal ordinances, alligators and lawns.
- Homeowner inquiries included dead shrubbery, lawn fertilization, landscape specifications, additional landscape in CDD common areas, the heating of the pool, and Verizon FIOS pipes.

On Motion: Duly made by Stephen Difede, seconded by Lois Mallrich and carried unanimously.

Resolve: To approve the rollover of 2006 surplus funds to the 2007 fiscal year.

6. Adjournment

On Motion: Duly made by Hazel Godwin, seconded by Z. Watson and carried unanimously.

Resolve: To adjourn the meeting at 8:25 PM.

Doug Pinner, For the Secretary
