

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Annual Membership Meeting Minutes February 5, 2008 Panther Trace II 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 6:36 p.m. Pamela Pinner from McNeil Management, Jim from Brandon Irrigation 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 74 Class B lots by proxy.

### 2. Proof of Notice of Meeting

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

### 3. Reading of Unapproved Minutes

Copies of the minutes from the previous annual meeting held February 6, 2007 were handed out to owners.

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

**Resolve:** To accept the February 6, 2007 minutes as presented.

### 4. Old Business - None

### 5. New Business

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

- Provided Handouts – General information about CDD/Master/HOA responsibilities & contacts, tenant profile, reserves funding, animal ordinances, alligators and lawns.
- Community Update – Due to the challenging market climate, projected sales for 2008 is 25 units and it is anticipated that the market will turn around in 2009. Standard Pacific is committed to the Panther Trace development and has contracted with the developer to purchase most remaining vacant lots in various sub-sections of Panther Trace.
- Rollover of Funds – A formality allowing Association to retain surplus funds and roll them over into the following fiscal year without being considered profit.
- Need volunteers in community to begin Neighborhood Watch program, serve on budget committee to assist in developing 2009 operating budget, and landscape committee to conduct community walk throughs to determine problem areas.
- Homeowner inquiries included lawn/landscape/irrigation issues, heating of the pool, potential plans for landscape barrier between Cambray and other communities, and cars driving around the entry gate and through the community to get to other neighborhoods.

**On Motion:** Duly made by Lois Mallrich, seconded by Dana Robinson and carried unanimously.

**Resolve:** To approve the rollover of 2007 surplus funds to the 2008 fiscal year.

### 6. Adjournment

**On Motion:** Duly made by Dana Robinson, seconded by Zela Watson and carried unanimously.

**Resolve:** To adjourn the meeting at 8:08 PM.

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Pamela Pinner, For the Secretary