

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Annual Membership Meeting Minutes January 27, 2009 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 6:32 p.m. Pamela Pinner and Kasey Green from McNeil Management were also present. A quorum was established with 11 Class A lots represented in person, 2 class A by proxy and 63 Class B lots by proxy.

2. Proof of Notice of Meeting

An Affidavit of mailing was displayed by Kasey Green 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 5, 2008 were handed out to owners.

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

Resolve: To accept the February 5, 2008 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 2009 is 20 units and it is anticipated that the market will turn around in 2010. 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 – There was no funds to be rolled over, but the community is in the positive due to rolling over funds from 2007.
- Need volunteers in community to begin Neighborhood Watch program, serve on budget committee to assist in developing 2010 operating budget, and landscape committee to conduct community walk throughs to determine problem areas.
- Homeowner inquiries included lawn/landscape/irrigation issues, 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.

6. Adjournment

On Motion: Duly made by Philip McConnell, seconded by Dana Robinson and carried unanimously.

Resolve: To adjourn the meeting at 8:05 PM.

Kasey Green, For the Secretary