

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting Minutes October 21, 2009

1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order by acting chair and Secretary/Treasurer, Debi Hudrlik at 3:12 PM. Barry Karpay, President and Frank Messina, VP, were also present. A quorum was established. No homeowners were present at the meeting.

2. Proof of Notice of Meeting

An Affidavit of mailing has been executed by McNeil Management and placed in the Association files.

3. Reading of Unapproved Minutes

On Motion: Duly made by Debi Hudrlik, seconded by Frank Messina and carried unanimously.

Resolve: To waive the reading of the October 22, 2008 minutes and accept them as submitted.

4. New Business

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

Resolve: To distribute a copy of the reserve study to members of the Association and discuss with them whether they would like to vote in 2010 to either waive, decrease or increase the reserve amounts pursuant to the recommendations of the study for year 2011.

On Motion: Duly made by Frank Messina, seconded by Barry Karpay and carried unanimously.

Resolve: To adopt the attached 2010 operating budget at the rate of \$198 monthly, with a \$300 capital contribution, and to also implement a resale capital contribution effective January 1, 2010 in the amount of \$300.

On Motion: Duly made by Barry Karpay, seconded by Frank Messina and carried unanimously.

Resolve: To give Robert Tankel, Esq. the authority to represent the Association in defense of all actions brought to foreclose any mortgage foreclosure filed against the Association which meets the criteria contained in Section 57.105 as being eligible to dismiss if not withdrawn by the Plaintiff.

6. Adjournment

On Motion: Duly made by Barry Karpay, seconded by Frank Messina and carried unanimously.

Resolve: To adjourn the meeting at 3:22 PM.

Debora Hudrlik, Secretary
