

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting Minutes October 20, 2011

1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order by acting chair and Vice President/Secretary, Debi Hudrlik at 3:10 PM. Barry Karpay, President was also present. Neither Frank Messina, Treasurer, nor any homeowners were present. A quorum was established.

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 Barry Karpay.

Resolve: To waive the reading of the November 4, 2010 minutes and accept them as submitted.

4. New Business

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

Resolve: To revise the proposed operating budget wherein reserves will be budgeted for pursuant to the reserve study (reduced by \$2699) and those funds added to bad debt. Assessments will be at the rate of \$198 monthly with a \$300 initial fee and resale capital contribution at closing.

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

Resolve: To enter into a preventative maintenance agreement with American Access Controls for the gated entry effective January 1, 2012.

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

Resolve: To postpone a decision on adopting the towing policy until we receive input from the members at the annual meeting scheduled for later this evening.

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

Resolve: To ratify the revised Valley Crest landscape contract effective October 1, 2011 at a reduced rate and containing a 30 day no cause termination clause.

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

Resolve: To postpone a decision on the installation of crepe myrtles along the entry and allow the future elected board to render a decision following turnover.

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

Resolve: To ratify the opening of a new money market account for reserve funds.

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

Resolve: To ratify the addition of Royal Diamond Professional Grade Landscape Edging to the ARC criteria.

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

Resolve: To obtain a proposal from Valley Crest to remove straps from trees where applicable, trim the trees and explore solutions to future potential sidewalk and utility damage that may be caused by the root systems of oak trees that were required to be installed in the right-of-way by Hillsborough County.

6. Adjournment

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

Resolve: To adjourn the meeting at 3:21 PM.

Debora Hudrlik, Secretary
