

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting July 22, 2013 Panther Trace II Clubhouse Meeting Minutes

1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order by President, Will Pelland at 6:30 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Burt Federman and Philip McConnell were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management also attended.

2. Approval of Minutes

The Board reviewed the prior meeting minutes as prepared by Manager.

On Motion: Duly made Will Pelland, seconded by Burt Federman and carried unanimously.

Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Management Reports

Manager presented current Financial and Management reports and responded to questions from Board.

4. New Business

Landscaping/Mulch: The Board and Manager discussed the re-mulching proposal submitted by Austin Outdoor. Manager reminded the Board that the cost associated with the 2012 mulching event was billed at a significantly reduced amount due to previous landscaper's when calculating amount of mulch required. Prior vendor was forced to absorb much of the actual cost of the mulch applied. Per Board request, Manager will check with Austin Outdoor to mulching cost can be annualized into contract to avoid lump sum payment. Board/Manager will also follow up with landscaper regarding quality of mulch, may request sample. Board discussed using reserve funds to cover cost of mulching and replanting.

On Motion: Duly made by Will Pelland, seconded by Phillip McConnell and carried unanimously.

Resolve: To use reserve funds to cover cost of the mulching and replanting.

5. Adjournment

On Motion: Duly made by Burt Federman, seconded by Will Pelland and carried unanimously.

Resolve: To adjourn the meeting at 7:20 p.m.

Next meeting tentatively scheduled for October 2, 2013 as a budget meeting.