

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Board of Directors Meeting October 2, 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. Manager also presented affidavit of mailing for budget meeting notice mailed to all owners. Directors Burt Federman and Philip McConnell were also present. It was determined that a quorum was established. Doug Pinner and Jennifer Conti from McNeil Management also attended.

### 2. Approval of Minutes

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

**On Motion:** Duly made Philip McConnell, seconded by Will Pelland 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

**2014 Budget Discussion:** The Board discussed the 2014 proposed budget and assessment.

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

**Resolve:** To approve the 2014 budget as presented with assessment set at \$198/unit/month.

**Grounding System at Gated Entry:** The Board discussed the current grounding system at front entry gate. Board wants to verify that all appropriate measures are in place to prevent electrical surge damage. Board presented a bid they obtained from Accurate Electronics who is proposing additional equipment to be installed. Manager shared concerns regarding the proposal, because they believe this equipment is already installed and due to past experience with said vendor. Board asked Manager to follow up with current gate contractor (American Access Controls) for additional information regarding protection already in place.

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

**Resolve:** To approve expenditure of up to \$2000 for additional surge protection for the gate, pending further review of current system and follow up proposal from American Access Controls.

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## 5. Adjournment

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

**Resolve:** To adjourn the meeting at 8:50 p.m.

Next meeting tentatively scheduled for January 22, 2014 as the Annual Meeting.

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Prepared by Manager for Secretary