

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Board of Directors Meeting July 7, 2014 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 6:30p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Burt Federman and Phyllis Key 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 Burt Federman, second 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

**Landscaping:** Austin Outdoor presented to the owners in attendance, the need to remove the oak trees from the right away areas between the sidewalks and the streets. It has been determined that the trees have potential to cause damage to street, sidewalks, driveways and utility lines. Some of the trees will be replaced with Hillsborough County approved trees.

Board reviewed the proposal to remove the trees. Board approved up to 3,500.00 for Austin Outdoors to replant the new trees. Board will work with Austin Outdoors to determine which trees will be replaced.

**On Motion:** Duly made Will Pelland, second by Phyllis Key and carried unanimously.

**Resolve:** To approve the proposal from Austin Outdoors.

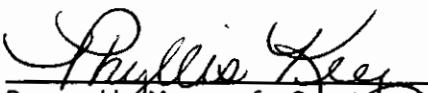
**HOA Attorney:** The Board discussed current HOA attorney issues. McNeil Management will research and talk with other potential attorneys. Board agreed on not making any changes at this time, they will continue to work with Tankel's office for current collections until another attorney is retained.

**Neighborhood Watch:** The Board presented an option to determine if there was an interest for a Neighborhood Watch. The homeowners in attendance were not interested in participating in a Neighborhood Watch for their community.

### 5. Adjournment

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

**Resolve:** To adjourn the meeting at 7:52 p.m.

  
Prepared by \_\_\_\_\_  
Manager for Secretary