

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting October 6, 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 6:32p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance and Manager presented affidavit of mailing for postcard sent to all owners a few weeks prior to meeting. Directors Burt Federman and Phyllis Key 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 Phyllis Key, second 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: Board reviewed proposed amendment to Austin Outdoor contract to include additional chemical treatment for hedges and trees. Board discussed desire to see routine, monthly irrigation inspection reports from Austin Outdoor. Board also wants Austin Outdoor to alert the HOA prior to performing additional chemical treatments for shrubs and palms. Board also discussed need for install of new irrigation clock. Manager will follow up with vendor to pass along Board requests.

On Motion: Duly made Phyllis Key, second by Burt Federman and carried unanimously.

Resolve: To approve the proposed contract amendment for Austin Outdoors to include additional chemical treatments for shrubs and palms.

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

Resolve: To approve the Austin Outdoors proposal for installation of new irrigation clock to be funded from Reserves.

2015 Budget & Assessment: The Board discussed the proposed 2015 Budget and Assessment.

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

Resolve: To approve the 2015 Budget and Assessment as presented at \$198/unit/month.

Video Surveillance: The Board reviewed and discussed a proposal from Dynamark for the installation of video surveillance system at the pool area to assist in preventing and/or identifying issues where individuals are violating pool rules.

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

Resolve: To approve the Dynamark proposal for installation of video surveillance system at pool.

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Holiday Lights: The Board discussed the lack of appropriate holiday lighting for the entryway.

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

Resolve: To approve the expenditure of up to \$2000 for holiday lighting and/or decorations.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:28 p.m.

Prepared by Manager for Secretary