

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting April 1, 2015 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 of meeting. Directors Burt Federman was also present. It was determined that a quorum was established. Doug Pinner and Pat England 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, 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.

Violation reports reviewed board authorized #3803 to be sent to the attorney for maintenance items.

4. Unfinished Business

Tree Replacement: Tree project completed. Board discussed releasing final payment to vendor.

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

Resolve: To release payment to Austin Outdoor payable from reserves.

Manager to contact Austin Outdoor to request tighten up all trees as needed and correction of leaning ones near pool.

5. New Business

Pool Gate Repair: Manager advised the board part is on backorder. Board authorized manager to provide gate code temporarily to owners who cards are not operating, until repair is completed.

Board Vacancy: Will Pelland resigned from the board. Manager reviewed By-Laws section pertaining to vacancy for owners in attendance. All owners interested in serving should submit their names to Management, who will forward to Board for consideration.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:13 p.m.


Prepared by Manager for Secretary