

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting July 15, 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, Burt Federman 6:30p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance of meeting. Directors Burt Federman and Phyllis Keys were present. It was determined that a quorum was established. Pat England from McNeil Management was also present.

2. Approval of Minutes

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

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

Resolve: To approve meeting minutes as presented.

3. Management Reports

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

4. Unfinished Business

Tree Replacement: Tree project may still have pending items that the board would like to discuss with Austin Outdoors (multiple trees leaning and about 14 not tied correctly). Burt requested manager contact vendor to set up appointment to discuss.

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

Resolve: To request a meeting with vendor to discuss outstanding issues.

5. New Business

Pool Gate Battery Backup: Battery backup was weak and not functioning (missing dates, etc.). New part ordered and scheduled to be installed on July 16, 2015.

Board Vacancy: Burt Federman and Phyllis Keys had a brief discussion and agreed at this time not to appoint additional directors. All association business has been addressed with the exception of the upcoming budget meeting and vacancies would be addressed at the upcoming annual membership meeting.

Power Washing: Board reviewed Priority Pest bid for \$200.00 to power wash white vinyl fence.

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

Resolve: To approve the power washing bid and have vendor schedule project.

6. Adjournment

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

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