

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Board of Directors Meeting April 20, 2016 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 at 6:30 p.m. Directors John Willis, Wally Rivera, Phyllis Key and Rick Duesler were in attendance. It was determined that a quorum was established. Doug and Pamela Pinner from McNeil Management were also present. The meeting was posted on the marquee at the Panther Trace II Clubhouse and the meeting was announced in the newsletter that was hand-delivered to all lots over seven (7) days ago. The board agreed that the requirement for timely notice was satisfied.

### 2. Approval of Minutes

The Board reviewed prior meeting minutes from October 2015 and January 2016.

**On Motion:** Duly made by Burt Federman, second by Rick Duesler and carried unanimously.

**Resolve:** To approve meeting minutes of both meetings as presented.

### 3. Management Reports

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

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

**Resolve:** To accept financial and management reports as presented.

### 4. Business

**Pool Contract:** Pool vendor changed name and requested board sign new agreement with same terms.

**On Motion:** Duly made Burt Federman, second by John Willis and carried unanimously.

**Resolve:** To accept and sign the new pool contract.

**Website Vendor:** Current vendor no longer servicing websites, board reviewed alternate proposals.

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

**Resolve:** To accept the DeHart Web Design proposal.

**Seal Coating Streets:** Pavement starting to crack and reserve study has expense allotted for 2016. Board will review 3 sealcoat proposals that are all within the price range mentioned in the reserve study and discuss further at next meeting.

**Fining Procedures:** Board reviewed Florida Statutes, Declaration and By-Laws language regarding fines. Portions of language read aloud. Board can determine to pursue fines and fining committee with guidance of attorney.

**Pet Ownership:** Language read aloud from the Declaration regarding animals – no pit bulls or Rottweilers shall be permitted, no more than a total of two cats, dogs, or birds may be kept on any Lot and the weight limit for all pets shall be 50 pounds per pet. Pet owner at 11444 Cambray Creek confirmed that the dog at said location is a pit bull. Discussion ensued regarding Association continuing to enforce document language.

**Towing Enforcement:** Attorney opinion read aloud stating the Association cannot tow from owner's private property. Additionally, the attorney recommended changing current towing rules language regarding street parking to remain in keeping with governing documents.

**On Motion:** Duly made Burt Federman, second by Rick Duesler and carried unanimously.

**Resolve:** Attorney write acceptable language for towing rules to agree with governing documents.

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**Mulch Installation:** Board reviewed mulch proposal from landscape contractor. Discussion whether expense for mulch is justified as it washes away between driveways. Proposals also reviewed for mulch removal and installation of fabric and river rock as alternative in driveway locations.

**Plants and Shrubs Maintenance Responsibility:** Language read aloud that no owner shall be permitted to install any additional landscaping anywhere on the property unless such landscaping is installed within a fully enclosed front or rear patio. Manager will set an appointment for interested board members to meet with landscaper and walk through community to obtain professional recommendations and discuss future plans for plant, shrub and mulch maintenance and replacement.

## 5. Adjournment

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

**Resolve:** To adjourn the meeting at 8:00 p.m.

  
Prepared by Manager for Secretary