

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting June 6, 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 10:00 a.m. Directors John Willis, Wally Rivera and Phyllis Key were in attendance. It was determined that a quorum was established. Doug Pinner from McNeil Management were also present. Timely notice was confirmed as the meeting notice was posted at least 48 hours in advance.

2. Approval of Minutes

The Board reviewed prior meeting minutes.

On Motion: Duly made by John Willis, second by Burt Federman 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.

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

Resolve: To accept financial and management reports as presented.

4. Business

Concrete Cleaning: Discussion regarding level of concrete cleaning established for community.

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

Resolve: To go back to normal regarding driveway cleaning standards and obtain attorney opinion regarding responsibility for sidewalk cleaning – owner or HOA.

River Rock vs Mulch: Table discussion until the July board meeting.

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

Resolve: To table further discussion until the July board meeting and put a hold on mulch expense.

Landscape Proposal: Approve plant replacement proposal instead of mulch.

On Motion: Duly made Phyllis Key, second by John Willis and carried unanimously.

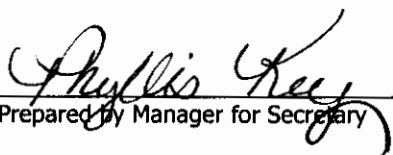
Resolve: Approve landscape proposal for plant replacement install, hold on mulch expense.

5. Adjournment

Owners discussed damage to screened porches allegedly caused by landscapers. Manager will make landscape supervisor aware of complaints.

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

Resolve: To adjourn the meeting at 11:25 a.m.


Prepared by Manager for Secretary