

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting July 20, 2016 Panther Trace II Clubhouse Meeting Minutes

1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order at 6:30 p.m. by Doug Pinner with McNeil Management. Directors John Willis, Rick Duesler and Phyllis Key were in attendance. It was determined that a quorum was established. 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 Phyllis Key, second by John Willis and carried unanimously.

Resolve: To waive the reading of the minutes and approve them as presented.

3. Management Reports

Manager presented current Financial and Management reports and responded to questions from Board. There are currently 3 collection matters being handled by the attorney.

4. Business

Landscaping: Discussion regarding mulch and plant replacement proposals.

On Motion: Duly made Phyllis Key, second by Rick Duesler and carried unanimously.

Resolve: To approve landscape plant upgrades not to exceed \$8,000 as a reserve expense and mulch entire community less driveway center medians which is an annual operating budgeted item.

Parking and Towing Rules: Board discussed meaning of term "no overnight parking". Also discussed towing of vehicles parked on right of ways between street and sidewalk.

On Motion: Duly made John Willis, second by Rick Duesler and carried unanimously.

Resolve: Obtain attorney opinion on parking and towing concerns for board review.

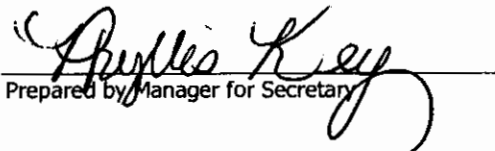
Driveway Cleaning: Board reviewed 2 proposals for community-wide driveway and concrete cleaning. After discussion, board stated each owner is responsible for cleaning driveways. Board will also review and approve concrete stain samples that match driveway colors for owners use as necessary.

5. Adjournment

Owners discussed displeasure with landscape contractor such as damaged kick plates, lack of clean up, not blowing mulch back into beds, leaving discarded trash, blocking driveways with their truck, etc. Manager forwards all complaints to the landscape account manager and responds to owners' emails that their information has been passed on. Manager will make landscape supervisor aware of all homeowner complaints allowing opportunity for correction. Board will discuss landscape specifications and whether contractor has made adequate service improvements at next board meeting. The board thanked the homeowners who hosted the pool party.

On Motion: Duly made by Phyllis Key, second by Rick Duesler and carried unanimously.

Resolve: To adjourn the meeting at 8:10 p.m.


Prepared by _____
Manager for Secretary