PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting October 12, 2016 Panther Trace II Clubhouse Meeting Minutes

1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order at 6:35 p.m. by Burt Federman. Directors John Willis, Rick Duesler, Wally Rivera and Phyllis Key were in attendance, quorum established. Timely notice was confirmed as the meeting notice was posted at least 48 hours in advance at the PTII CDD Amenity Center as well as owners receiving postcard notice of the meeting. Pamela and Doug Pinner represented McNeil Management.

2. Approval of Minutes

The Board reviewed prior meeting minutes.

On Motion: Duly made by John Willis, second by Wally Rivera 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. Manager will reimburse owners with overpayment amounts that are not pre-payments.

4. Business

Parking and Towing Rules: Board discussed attorney's written parking rules and regulations. Board will keep the log of parking violations that are subject to towing for overnight parking from 12 am to 6 am. Rules will be mailed to owners with annual assessment notice at end of November.

On Motion: Duly made Burt Federman, second by Phyllis Key and carried unanimously. **Resolve:** Adopt parking rules and regulations written by the association attorney.

Landscaping: Discussion regarding mulch and plant replacement. Burt Federman reported that John Fowler with Yellowstone is now involved and hopes outstanding issues will be completed to the board's satisfaction in a short time frame. Burt Federman requested manager send him copies of irrigation repair invoices prior to payment.

Driveway Clean/Stain: Board selected acceptable driveway stain color from the Behr Concrete & Wood Floor Coatings palette "White Cloud PFC-72". Board again reviewed 2 proposals for community-wide concrete cleaning. After discussion, board agreed to have all concrete areas pressure cleaned by the Association on an annual basis.

On Motion: Duly made Burt Federman, second by Wally Rivera and carried unanimously. **Resolve:** Accept Priority's proposal plus add mailboxes for a price not to exceed \$8,500.

Storm Drain/Basin: Board discussed drainage issues at street by 11325. Engineer was on-site and believes issue is potential grading problem toward ponds rather than clogged drainage system. Awaiting engineer report.

2017 Proposed Budget: Board discussed proposed budget without assessment increase. Requested manager insert community-wide annual pressure cleaning expense while maintaining current assessment rate.

On Motion: Duly made Burt Federman, second by John Willis and carried unanimously. **Resolve:** Approve 2017 budget assessment as proposed with adjustment for pressure cleaning.

5. Adjournment - Board responded to general questions from homeowners.

On Motion: Duly made by Burt Federman, second by Rick Duesler and carried unanimously. **Resolve:** To adjourn the meeting at 7:42 p.m.

Prepared by Manager for Secretary