

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting April 19, 2017 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. Pamela and Doug Pinner represented McNeil Management.

2. Approval of Minutes

The Board reviewed prior meeting minutes from October and January.

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

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

3. Management Reports

Manager presented current Financial and Management reports and responded to questions from Board. Manager will send board ledger from collection matters in question. Board will respond to manager whether driveways shown in photos are clean after reviewing in person.

4. Business

Landscaping: Board has released final funds from invoices being held since fall 2016 totaling \$1,378.90 as Yellowstone has now met contractual requirement. Discussion regarding new on-site Yellowstone account manager and the Board asked manager to forward his contact information to them. Additionally, the board asked for a calendar indicating the weekday the community will be serviced. Board wants pool deck sprayed weekly. Discussion regarding unhealthy holly trees.

Storm Drain/Basin: Board discussed drainage issues at street by 11325 and shared picture of flooding. Engineer indicated problem begins with CDD drainage. CDD manager has not returned calls or emails from manager. Manager indicated will email Panther Trace II Clubhouse manager for assistance in communication.

Community Changes:

Pool - Board has requested on-site meeting with pool contractor. Discussion regarding recovering or replacing chaise lounges at poolside. Board requested bulletin board pool information be removed as it conflicts with pool signage regarding hours "Dawn to Dusk" which will remain as pool hours.

Convert to 55+ Community – Discussion whether to spend funds to obtain attorney opinion.

On Motion: Duly made by Phyllis Key, second by John Willis and carried with a vote of 4-1.

Resolve: To place item in newsletter attempting to find whether interest within community is for or against pursuing this type of change.

Street Sweeping – In response to owner complaints, board requested manager obtain and forward proposals for street sweeping within the community.

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

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

Resolve: To adjourn the meeting at 7:44 p.m.


Prepared by Manager for Secretary