

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting July 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 6:30 p.m. by Burt Federman. Directors John Willis, Rick Duesler and Wally Rivera 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.

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

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

3. Management Reports

Manager presented current Financial and Management reports. Board determined driveway stains shown in photos are acceptable and requested lots be removed from the violation list.

4. Business

Convert to 55+ Community – This matter will not be pursued.

Street Sweeping – Due to owner complaints, proposals were received.

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

Resolve: Not interested in the cost for street sweeping within the community.

Street Flooding – The Panther Trace II CDD was notified of this issue; however, the board indicated this problem is no longer occurring.

Pool –The board discussed the pool contract and decided to defer equipment proposals at this time. The board agreed to make a pool vendor change as the salt cell was not being properly maintained and only chlorine being continually added. The new pool contract requires checking the pool three times weekly.

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

Resolve: Dismiss current pool vendor and approve Positive Pool contract effective July 17, 2017.

Pool Furniture – Chairs have been removed for refurbishment, loaners delivered and anticipate no more than 60 days to receive newly refurbished furniture from Florida Patio.

Pool Smoking – Discussion concerning homeowner's suggestion regarding smoking at the pool. Also discussion about adding additional wording on signage and rules regarding (1) throwing objects including balls and (2) adjusting underage kids without adult supervision.

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

Resolve: Do not pass rules, change existing signage or post additional signage regarding pool smoking.

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Landscaping – Wednesday is the landscapers' scheduled day to service the community. The street trees were reviewed by an arborist and it was determined they are small, but healthy and the roots are not too deep. The board recommended attending the CDD meeting to the homeowner who suggested adding shrubbery.

Entry Gate – The Board reviewed the proposal for powder coating the gates and determined they are not in favor of the expense at this time. The quarterly inspection occurred and it was noted that the loops are not reading as strongly as they could be. However, not a concern until owners begin experiencing continued gate failures.

Estoppel Procedures – Discussion and explanation of new legislative mandates regarding the estoppel process.

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

Resolve: To adopt the process as written by the attorney and presented by management.

5. **Board Comments** – Board indicated painting of the next set of buildings will begin March 2018. Plan to pressure clean community-wide concrete surfaces in April 2018. Manager requested to place on agenda for next meeting a discussion regarding for sale signs. Wally Rivera announced he is resigning from the board as he is leaving the community.

6. **Adjournment** – Board responded to general questions from homeowners and Burt Federman will work with Yellowstone Landscape to deal with trimming bird of paradise plant at 11447.

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

Resolve: To adjourn the meeting at 7:40 p.m.



Prepared by Manager for Secretary