

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting January 10, 2018 Panther Trace II Clubhouse Meeting Minutes

1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order at 7:20 p.m. by Rick Duesler after the membership meeting adjourned. Directors Susan Jackson, Patti Lemon and Janet McConnell were in attendance, quorum established. Timely notice was confirmed as the meeting notice was mailed with the membership notice. Pamela Pinner represented McNeil Management.

2. Approval of Minutes

Susan Jackson read prior meeting minutes from October and November aloud.

On Motion: Duly made by Susan Jackson, second by Rick Duesler and carried unanimously.

Resolve: To approve both meeting minutes as read.

Board Positions Determined – Rick Duesler, President; Susan Jackson, Vice President; Janet McConnell, Treasurer; Patti Lemon, Secretary; Evan Love, Director.

3. Management Reports

Manager presented current Financial and Management reports and indicated that BB&T bank accounts exceed FDIC insurance limits. Manager suggested the board consider opening an account at another financial institution as well as roll a portion of excess operating funds into the reserve account. Board will review financial status mid-year after reserve study is updated and roof engineering report is completed.

4. Business

Landscaping: The board signed the landscape contract approved in November and discussed having the new contractor begin sooner than April 1, 2018. Yellowstone is not performing and should be removed from the property before the 90-day contract cancellation of March 31, 2018.

On Motion: Duly made by Rick Duesler, second by Susan Jackson and carried unanimously.

Resolve: Eco 360 contract will begin March 1, 2018 and while Yellowstone will be paid through March 31, they should cease servicing property February 28, 2018.

Security Cameras – As agreed upon at November meeting, cameras have been installed and board has mobile access. Requested manager reach out to JABX to install same camera type currently facing parking lot to be installed facing the pool. Board also indicated pool lights are out and pool button requires plastic covering to avoid nuisance and misuse by unsupervised kids. Manager will contact handyman regarding items.

For Sale/For Rent Signage – Board discussed developing standards regarding sale/rent signs within community. They will review documents and discuss at future meeting.

Restroom Entry – This is no longer an issue and pool restroom doors will remain open as always.

Install Fence Around Community – Several board members recall this being previously discussed. Board requested manager determine if this is a possibility.

5. Adjournment

On Motion: Duly made by Rick Duesler second by Susan Jackson and carried unanimously.

Resolve: To adjourn the meeting at 8:08 p.m.


Prepared by Manager for Secretary