

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Board of Directors Meeting July 18, 2018 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 Rick Duesler, President. Directors Susan Jackson, Patti Lemon, Janet McConnell and Evan Love were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted in a timely manner. Jeana Wynja represented McNeil Management.

### 2. Approval of Minutes

The Board reviewed the prior meeting minutes from April 18, 2018 and May 2, 2018 as prepared by the Manager.

**On Motion:** Duly made by Evan Love, second by Susan Jackson and carried unanimously.

**Resolve:** To approve the prior meeting minutes as presented.

### 3. Management Reports

Manager presented the financials and accounts receivable reports, as well as the notices and violations reports. Manager informed the Board that McNeil Management will keep an eye out for a bank CD rate to move some of the reserve funds to, so to keep the funds as FDIC insured.

### 4. Business

**Budget:** Florida Reserve Study will adjust the re-roofing timeline to 3-5-7 years for each group (instead of 5-7-9 years). Florida Reserve Study confirmed that the recent roof estimates are in-line with the reserve study with an average of \$3.75 per square foot. Based upon the current reserve study from April 2018, the reserve account will be about \$20,000 short of where it needs to be by December 2018. John Gentile updated the Board on the vent sealing project; all is going well and will wrap up the project soon.

**Towing:** Target Towing will begin patrolling nightly starting on August 1, 2018, at which time vehicles parked on the streets will be towed without notice from 2am-6am. McNeil Management will send postcards to owners and current residents to prepare accordingly for the enforcement.

**On Motion:** Duly made by Evan Love, second by Susan Jackson and carried unanimously.

**Resolve:** To approve the enforcement of vehicle towing from 2am to 6am instead of midnight to 6am.

### 360 ECO Solutions:

**Proposal # 1946:** The Board reviewed the proposal for rock installation - front beds of sidewalk and the small scalloped beds by the driveways, ground cover in larger open sections of the beds to help with rock retention, and install curbing in areas where rock will be installed. Board would like the landscapers to adjust the proposal to only install curbing where curbing does not currently exist and for the landscapers to pull out dead plants/shrubs during the process. Proposal tabled until revisions received by landscaper.

**Proposal # 1953:** The Board reviewed the proposal and decided to move forward with the irrigation update between 11327 & 11329 and black curbing in the pool area. The Board would like for the landscapers to adjust the line item to replace all bricks in walkways to only include the walkways that need replacement, which to date is only 4. Rick will walk the community to identify if there are more walkways that may need brick replacement.

**On Motion:** Duly made by Evan Love, second by Susan Jackson and carried unanimously.

**Resolve:** To approve the irrigation update between 11327 & 11329 and add the black curbing in the pool area.

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**Proposal # 3342:** The Board reviewed the proposal to remove shrubs in back of 11313 (former model home) and install sod.

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

**Resolve:** To approve proposal # 3342.

**Weed Control:** Manager informed the Board that the landscapers will continue to use methods to control the weeds growing in the rocks.

Evan informed that palm trees were not trimmed in the center island area. Manager to reach out to landscapers regarding concern.

**Pool Cards / Gate Remotes:** Manager informed the Board that placing a dollar value on pool cards and gate remotes causes owners to be more responsible for such items. The Board decided to keep the dollar values for replacement of the items as-is.

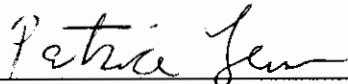
**Board Comments:** Janet McConnell informed Manager earlier in the day that the water backflow near the pool was leaking, manager sent a plumber to the site, and the issue was resolved the same day. Board would like manager to inquire with Positive Pools about an automatic pool cleaning system. Board acknowledged that trespassing at the pool area has tapered off.

## 5. Adjournment

**Owners Comments:** Owner thanked the Board for their hard work with making the recent improvements to the community. Inquiries about switching street lights to LED thru TECO, gutter repair and maintenance responsibility (owner's responsibility), and Manager addressed a question regarding building paint schedule.

**On Motion:** Duly made by Evan Love second by Janet McConnell and carried unanimously.

**Resolve:** To adjourn the meeting at 7:54 p.m.



Prepared by Manager for Secretary