

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Budget & Board of Directors Meeting January 9, 2019 Panther Trace II Clubhouse Meeting Minutes

### 1. Certifying of Quorum-Call to Order

The Board of Directors Meeting was called to order at 6:37 p.m. by Rick Duesler, President. Directors Susan Jackson and Patti Lemon 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 October 17, 2018 as prepared by the Manager.

**On Motion:** Duly made by Susan, second by Patti and carried unanimously.

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

### 3. Management Reports

Manager presented the financials and accounts receivable reports, as well as the notices, violations and insurance certificate reports.

### 4. Business

**Hillsborough County Sheriff's Department:** Deputy Brodie addressed the membership. Indicated that County is deficient 300 deputies right now on the streets. Deputy Brodie is retiring and his replacement will be Deputy Billie Nixon, Community Resource Officer. Hillsborough County Sheriff's Department (HCSO) can patrol gated communities with permission; a form would need to be completed to do so. Off duty deputy patrolling neighborhood for a fee is also an option. Informed Board to keep an eye on the camera system to see if a pattern is developed by trespassers. Owners should report trespassers to HCSO immediately and should not attempt to chase away perpetrators.

**Officer Positions:** Rick Duesler will remain as the President, Susan Jackson as Vice President, and Patti Lemon will hold the position of Treasurer/Secretary.

**Pool Parking Lot lights Proposal:** The Board reviewed the proposal from Lavazza Electric to install light poles in the pool parking lot and decided to not move forward with it at this time. Rather, the board would like a new proposal for motion sensor light installed to fascia. Manager will engage Lavazza Electric for proposal.

**Street Repairs:** Front entry area needs attention and roads need some patching and possible seal coating. Manager will engage vendors to assess roads and submit proposals in preparation for the April Board meeting.

**Roof Replacement:** The Board has received minimal concerns from owners regarding roof leaks at this time and have decided to table discussion of roof replacement until January 2020.

**Landscaping Committee:** Susan Jackson extended a thank you to Susan Salemme, Fran Duesler and Rick Duesler for walking the community to create a spreadsheet per lot of landscaping concerns. Susan Salemme submitted her resignation from the Landscaping Committee, and the Board has decided to eliminate the Landscaping Committee. Susan Jackson will spearhead facilitation with the landscapers going forward.

**On Motion:** Duly made by Susan, second by Patti and carried unanimously.

**Resolve:** To eliminate the Landscaping Committee.

**Managers Comments:** The 2019 Assessment Notice was mailed on November 29, 2018. An affidavit of mailing was presented by McNeil Management as proof of proper notice to all owners of record. Affidavit will be placed in the Association files. The Cambray Villas pool will be refinished beginning February 4<sup>th</sup>. The pool will be closed for 7-10 days while the refinishing occurs. Owners and residents will be notified via postcard.

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## 5. Adjournment

**Owners Comments:** Owner inquired about the repair/replacement of walkway bricks; the Board informed owners that per the legal opinion of the Association's attorney, the Association's Declaration states that owners are responsible for replacing walkway bricks. Within the same opinion, the Association's attorney addressed drainage and came to the conclusion that owners are responsible for drainage issues around their homes, not the HOA. Owner commented that she would like her red shrubs to remain in place, and the Board addressed owners that a lot of the shrubs around the community have outlived their useful life, that the HOA is responsible for maintaining all landscaping, and shrub replacement will occur as a community wide effort. Owner commented that exit gate cap is missing at the vehicle gate; manager will look into.

The Board addressed owners to keep hoses up and out of the way or store in your garage. The HOA, landscapers and McNeil Management will not be held responsible for hoses left on the exterior of the home that are damaged.

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

**Resolve:** To adjourn the meeting at 7:51 p.m.

  
Prepared by Manager for Secretary