

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting January 15, 2020 Panther Trace II Clubhouse 11518 Newgate Crest Dr., Riverview, Florida Meeting Minutes

I. Roll Call

The Board of Directors Meeting was called to order at 6:57 p.m. by Susan Salemme. Directors Jackie Jackson, Les Parker and Eddy D. McLendon 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.

The Board reviewed the prior meeting minutes from October 23, 2019 as prepared by the Manager.

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

Resolve: To approve the minutes as read.

The Board also reviewed the prior meeting minutes from December 8, 2019 as prepared by the Manager.

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

Resolve: To approve the minutes as read.

II. Organizational Matters

Manager presented the financials and accounts receivable reports, as well as the notices, violations and insurance certificate reports. Manager indicated that the following notices were mailed out to all owners: 2019 Holiday Information/2020 Painting/Cleaning of Lanais mailed on November 1, 2019; Road Repair Notice mailed on November 26, 2019; and the 2020 Assessment Notice/Budget mailed on November 27, 2019.

III. Landscaping, Pool Maintenance and Gate

a. Landscaping Request from 11487 Cambay Creek Loop

Owner submitted a Landscaping Request for a Robelini Palm to be planted in her front yard and different shrubs in front of column. Board to take request under consideration.

b. Pool Heater

The pool heater was replaced by Hawkins Service Company, who also indicated that with the new automatic flow shut-off switch, the heater will not require PM service. The previous heater caught fire because the water was not flowing at an efficient rate. Insurance claim was submitted to the Association's insurance company and was rejected as the event is not covered under Equipment Breakdown Coverage. Health Department has completed their inspections; Association repaired required items per Health Department; cost to repair items was \$917.

IV. Business Matters:

a. Old Business

- 1) **House Painting:** In progress. Rick Duesler indicated that 11319 CCL needs wall touch up due to gutter being removed during roof replacement; manager to coordinate with CertaPro. Manager also presented approved rule from 2016 regarding Driveway Staining; asked new Board to review and if they would like to add additional stain options, then will need to update at next Board meeting.
- 2) **Roof Replacement:** Tabled. New Board was provided with map of proposed groups for replacement and timeline. Manager to provide Board with copy of the reserve study.
- 3) **Road Repair near Keypad:** Completed. Total cost was \$1,350.

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b. New Business

- 1) **Officer Positions:** The Board discussed and decided on the following positions: John Willis, President; Jackie Jackson, Vice President; Les Parker, Treasurer; Eddy D. McLendon, Secretary; and Susan Salemmme, Director.

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

Resolve: To approve the board positions.

- 2) **Preservation of Covenants & Restrictions:** Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA). Manager indicated that the Association is 15 years old so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 25-year mark.

- 3) **Water Pooling on Sidewalk:** Owner concern received with photo. New Board to review and address at the next Board meeting.

- V. Audience Comments:** 11312 CCL reported magnolia tree is dead. 11493 CCL reported dead shrubs. 11428 CCL reported that irrigation is not running very long. Susan Salemmme indicated that 360 ECO needs to spray in rocks. Rick Duesler indicated that new Board needs coordination with JABX for access to security cameras and audio system; manager to coordinate. Owner inquired regarding gate cap; manager indicated that this is a deactivated gate photo beam and unnecessary since gate loops in the ground are in place and functioning.

Adjournment

On Motion: Duly made by Les second by Eddy and carried unanimously.

Resolve: To adjourn the meeting at 7:49 p.m.


Prepared by Manager for Secretary