

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Board of Directors Meeting July 15, 2020 at 6:00 p.m. Virtual Meeting via Zoom Meeting Minutes

### I. Roll Call

The Board of Directors Meeting was called to order at 6:00 p.m. by President John Willis. Directors Jackie Jackson, Les Parker, Janet McConnell and Eydie Worley were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted in a timely manner.

The Board also reviewed the prior meeting minutes from May 20, 2020 as prepared by the Manager.

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

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

### II. Organizational Matters

**Financial Matters:** Manager presented the financial reports.

**Notices/Violations/Insurance:** Manager reviewed the reports.

**Manager Comments:** The backflow was tested this month and functioning properly. The annual pool permit was renewed thru Hillsborough County Health Department. Manager inquired with the Board about painting the fence around pool and all agreed that this will be a good project for Winter 2020. Pool cabana restrooms were re-painted and rusting doors mitigated. Bulletin board frame was painted. Water fountain wrap was installed. The Board switched insurance brokers/providers and experienced a cost savings. Reimbursement for claim for burnt up heater was received and deposited. Introduction letter regarding the new landscaper was mailed to all owners on April 27, 2020.

### III. Landscaping Committee Update:

Les Parker presented. Overall going okay with the new landscaper. Landscapers are trying to get the weeds under control. Landscapers have been instructed to allow the holly trees around the loop to grow naturally and not to manicure at this time. Board is hopeful that they will come back. There are some dead holly trees.

Proposal presented to the board from landscaper for 11473 CCL to spray round up to kill all existing weeds, remove all dead weeds and pine straw, and to install 2,000 sq. ft. of Floratam sod for \$2,500. Board discussed and determined that Landscaping Committee should meet at the site with landscaper first to discuss irrigation before any improvements are made.

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

**Resolve:** Landscaping Committee to meet with landscapers first to discuss irrigation before moving forward with above proposal.

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**IV. Pool Maintenance/Cameras:** On May 28, 2020, an owner indicated that ducks were creating a mess in the pool area and suggested stringing clear monofilament line over the pool area to keep birds out. Les indicated that monofilament line is commonly used at hotels for this very purpose and suggested engaging John Gentile to see if he can assist; manager to engage John Gentile for a proposal.

**V. Gate Operations:** No concerns at this time.

**VI. Neighborhood Watch:** No updates at this time.

## **VII. Business Matters**

### **a. Old Business**

1. Roof replacement: John Willis presented. Per the reserve study, the second round of roof replacement will occur in 2024. So far 6 homes in the 2024 group had roof repairs. Owners were encouraged to communicate with manager when roof repairs are performed so that the board members can receive updates. The board spoke of ideas to possibly consider a partial roof replacement of the 2024 group if necessary. The Board will keep an open line of communication with owners. John assessed reserve funding and Association is in good shape for group 2 roof replacement in 2024.
2. Water pooling on sidewalk: The Board engaged one vendor and will engage a second vendor for a proposal. The proposal will include other sidewalk and Miami gutter repairs needed.
3. Rebrand signage around pool area/community: Completed and board is happy with the improvement.
4. Paver standards around lanais: Nature Coast presented the Board with two options. The Board discussed and would like to adopt the rectangular option as a protective barrier for the outside of lanais to protect screens from weed wackers. Owners will be responsible for engaging their vendor of choice to install the bricks, and owners must engage Cambray Villas landscaper to mitigate irrigation needs, at owner's expense.

**On Motion:** Duly made by John second by Jackie and carried unanimously.

**Resolve:** To accept the paver standard as presented.

5. Front yard palm tree standards: The Board discussed and would like to adopt Robellini Palm – 30 gallon with an approximate overall installation height of 4'-5', and Christmas Palm – 30 gallon with an approximate overall installation height of 6'-8'. Pricing information from Nature Coast will be made available on the Association's website. Owner will be responsible for engaging the current landscaper for installation and routing of irrigation, at owner's expense.

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

**Resolve:** To accept the palm tree standard as presented.

## b. New Business

1. Doggie Stations: Board member Eydie Worley asked for the proposals; the Board reviewed. The Board discussed and agreed that they do not wish to move forward with doggie stations, and that it is owner responsibility to bring pet waste bags with them on walks, and to dispose of the pet waste in their own trash receptacles.
2. Parking Violations: Board member was concerned that owners are parking on street after midnight. Board members agreed with having the contract updated. Towing stickers will be provided to Eydie. Jackie indicated that a first warning should be issued before calling the towing company. The board agreed. Manager will order towing stickers and provide to Eydie. Manager will send Target Towing an updated contract with names of Board members who can call them for towing needs.
3. Visibility of AC Condenser Units: Per Panther Trace II Declaration, page 30, Section 17 states that air conditioning units shall be shielded and hidden so that they are not readily visible from the Common Property, or adjacent parcels. Board stated that there is a brand-new condenser unit and shrubs are located around it. John indicated that rule does not apply to generators.
4. Holiday Lights: John indicated that holiday lights can be placed up on Thanksgiving Day through January 15<sup>th</sup>. Owners may place decorations within decorative beds only and owners may not place any decorations on the lawn, as this will impede the health of the lawn and inhibit mowing ability of the landscapers. The landscapers will cease trimming in decorative beds Thanksgiving week and will resume after January 15<sup>th</sup> so to not disturb decorations/lights. The Board is looking for a new company to decorate as decorations are old and need replacing and current handyman is unable to assist further due to physical limitations. One company has provided a proposal; the Board would like to see the proposal adjusted. Manager to reach out to vendor to adjust the proposal.

**VIII. Audience Comments:** Owner concerns regarding landscaping; Landscaping Committee is in regular communication with the landscapers to address concerns. Owner stated that Cambray Villas monument sign needs to be cleaned; manager to email the CDD regarding this task. Owners commented that it is good to have a standard regarding pavers around edge of lanai to preserve integrity of the lanai screens; owner also suggested that owners could install a kick plate around bottom of lanai to protect screen. New owners were welcomed to the community. Owner asked if gutters were replaced during last roof replacement and John indicated yes. Owner informed members of Panther Trace II Zoom Board meeting to be held on July 20, 2020 and encouraged all to attend.

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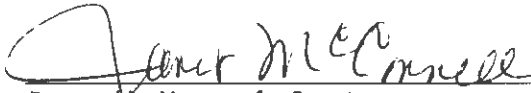
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## IX. Adjournment

**On Motion:** Duly made by John second by Jackie and carried unanimously.

**Resolve:** To adjourn the meeting at 7:35 p.m.

  
Prepared by Manager for Secretary