

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting January 13, 2021 at 6:30 p.m. Virtual Meeting Via Zoom Meeting Minutes

I. Roll Call

The Board of Directors meeting was called to order at 6:30 p.m. by Treasurer Les Parker. Directors John Willis, Jackie Jackson, and Janet McConnell 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 Manager read the prior meeting minutes from October 14, 2020 as prepared.

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

Resolve: To approve the minutes as presented.

II. Organizational Matters

Financial Matters: Manager presented the financial reports. Manager indicated that the 2021 assessment notice & holiday decorating letter was mailed to all owners on November 30, 2020. Survey team indicated at least 10 decorative pineapples appear to be dirty and/or need painting; the Board to look into.

Financial reporting: Florida Statutes 720.303(7) indicates that owners must be notified in writing within 120 days after the end of the fiscal year, that a copy of the annual financial report is available upon request. A postcard will be mailed to each owner in the beginning of April, informing them about the process to which they can obtain the annual financial report. This reporting requirement will become an additional annual expense to the Association. The manager indicated that the current cost to send a postcard is \$0.70 per lot.

Notices/Violations/Insurance: The Board reviewed the reports presented.

III. Landscaping Committee Update: Les Parker presented updates. New trees have been planted in the easement and are doing well.

IV. Pool Maintenance/Cameras: Survey team indicated some maintenance issues in restroom, and manager has reported to the janitorial service. Board indicated no concerns with the cameras.

V. Gate Operations: No issues to report.

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VI. Business Matters:

a. Old Business

1. **Roof replacement:** Owner concerns regarding roof replacement; Board indicated that roof replacement is still projected for Group 2 in 2024 per the reserve study.
2. **Water pooling on sidewalk (owner concern):** Manager had engaged the handyman, who indicated to engage a paving expert for assistance; manager to research vendor.
3. Manager reported the following:
 - a. Presented Board with American Access Controls proposal for card access to restrooms for \$9,994.89; the Board does not wish to proceed at this time.
 - b. Pressure washing is underway.
 - c. Front vehicle gates were painted.
 - d. Hillsborough County watering restrictions.

b. New Business

1. No new business.

VII. Audience Comments: Owner indicated 2 dead bushes at homesite; will be addressed with landscaper on Monday, January 18th during monthly walk-through. Owner inquired about parking on street; the Board will address.

VIII. Adjournment

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

Resolve: To adjourn the meeting at 7:30 p.m.


Prepared by Manager for Secretary