

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting April 14, 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 6:50 p.m. by Jackie Jackson. Directors Amy Phillips, Harvey Goldstein, Sylvia Farrington 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. Jeana Wynja represented McNeil Management.

The Manager read the prior meeting minutes from January 13, 2021 as prepared.

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

Resolve: To approve the minutes as presented.

Assignment of Officer Positions: The new directors discussed and decided officer positions as follows: Amy Phillips-President, Eydie Worley-Vice President, Harvey Goldstein-Treasurer, Sylvia Farrington-Secretary, and Jackie Jackson-Director.

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

Resolve: To accept the officer positions as presented.

II. Organizational Matters

Financial Matters: Manager presented the Association reports.

Manager Comments: Manager presented an Affidavit of Mailing for the following: Homeowners insurance information postcard mailed January 22, 2021 and pool restroom key distribution mailed February 11, 2021.

III. Landscaping Committee Update: Two proposals were presented to the board for the small island enhancements and replacement of dead shrubs in walkways. The board decided to hold off until after the Landscaping Committee meeting with Nature Coast on April 26th at 10am on site. Owners stated there are more dead shrubs not listed by Nature Coast, and the board would like to see a more robust enhancements plan for the small entry island.

IV. Pool Maintenance/Cameras: Department of Health performed a routine inspection of the pool and all is satisfactory.

V. Gate Operations: Broken arm was replaced.

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VI. Business Matters:

a. Old Business

1. **Roof replacement:** Tabled. Previous board stated at the Jan-2021 meeting that the reserve study established next round of roof replacement to occur in 2024.

b. New Business

1. **Fining vs. Injunctive Relief:** Owners expressed concern that some owners have more than 2 dogs, cats or birds, dogs observed that may be over 50 lbs., dogs "breeds" as communicated in the Declaration (Rottweiler or pit bull) have been observed, and owners have not been picking up dog waste. Manager stated that if the Board is going to enforce rules above, then re-establishment of notice needs to be sent to owners.

Manager stated that fining would require a committee of at least 3 owners (non-board members) to sit across a hearing table with their neighbor to impose fines. The board would also be responsible to levy fines. Injunctive relief process takes owner confrontation out of the equation and is handled by the Association's attorney instead.


2. **Insurance review:** Manager reviewed current coverages with the board.
3. **Committee volunteers:** No owners volunteered to fill committee positions.
4. **Preservation of covenants and restrictions:** Per Florida Statutes, 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) at the 30-year mark. The Association is 16 years old so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.
5. **Use of reserve funds:** Per Florida Statutes, reserve funds are only to be used for authorized reserve expenditures.

- ## VII. Audience Comments:
- Owners concerns included dogs off leash, pedestrians walking in between homes, benches in CDD area, consider installation of a Do Not Enter sign on or near exit gate, expectation to owners regarding notice communication, and street parking.

VIII. Adjournment

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

Resolve: To adjourn the meeting at 7:50 p.m.


Prepared by Manager for Secretary