

PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting
July 14, 2021 at 6:30 p.m.
Panther Trace II Clubhouse
11518 Newgate Crest Dr., Riverview, FL
Meeting Minutes**

I. Roll Call

The Board of Directors meeting was called to order at 7:07 p.m. by Amy Phillips. Directors Eydie Worley, Sylvia Farrington and Jackie Jackson 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 presented the prior meeting minutes from April 14, 2021 as prepared.

On Motion: Duly made by Amy, second by Sylvia and carried unanimously.

Resolve: To approve the minutes as presented.

II. Organizational Matters

Financial Matters: Manager presented the Association reports.

Manager Comments: Manager presented an Affidavit of Mailing for the following: Updates from the Board mailed on May 12, 2021 and Landscaping updates mailed May 25, 2021. If a Board member is engaged by an Amazon representative, please refer them to management. The CDD will replace the sod at the northeast corner of 11473 CCL soon. The CDD's landscaper is now mowing the CDD's property in the berm area behind owner's homes instead of the HOA's landscaper. Cost to replace the well pump located in the large front center island is at least \$5,000 with no guarantees that the well has water at the bottom. The tank is empty and experts believe that the well is no longer usable. Bay Area Pump can cap the well for approximately \$250.

- III. Landscaping Committee Update:** Improvements have been made to the front of the small entrance island which includes copperleaf, silver buttonwood and perennial peanut for \$1,625. The Board would like Nature Coast to remove all of the bad edging (Board to indicate which edging should remain, so that Nature Coast can remove the bad edging). The Board received the following proposals: Removal of crown of thorns at specific locations for \$450; removal of all unauthorized plant material in front of half walls at specific locations \$1,350; raise canopies on 14 magnolia and 11 bottlebrush trees \$1,975; remove declining loropetalum, thyrlis and flax lily at the entrance island \$500; removal of weed grass along viburnum hedge and install perennial peanut at the back of the small entrance island \$525; installation of 180 dwarf ixora to each front column that does not have an existing dwarf ixora and install pine bark mulch to newly planted ixoras \$3,875.

On Motion: Duly made by Eydie, second by Amy and carried forward by Sylvia.

Resolve: To approve the improvements and proposals as presented.

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The Board walked with Nature Coast irrigation team to inspect all irrigation heads for coverage. The irrigation schedule is on the Association's website. The Board met with Susan Haddock from UF Extension Office and she provided advice regarding the turf grass, failing shrubs and invasive species.

IV. Pool Maintenance/Cameras: The Board would like to setup a time to meet with Positive Pools on how to drain the pool and with Hawkins Service Company regarding the pool heater.

V. Gate Operations: Manager presented the board with electrical breaker location.

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.
2. **Newsletter:** Tabled.

b. New Business

1. **Pool Security:** Deputy Brian Sherman presented. Stated that a Trespass Authorization is in place. After the meeting, he indicated that the Board can appoint an owner to act as an agent to trespass intruders. Also, any Board member can trespass intruders. Non-emergency number should be called at (813) 247-8200. The Board indicated that there are cameras in place at the pool. Deputy Sherman indicated that he works Mon-Fri, 7am-3pm and his direct line is (813) 247-0413. Other security items: Owners were encouraged to keep car doors locked. It is rare that trespassers will crack the code of keypads on garage doors.
2. **Emergency Management:** Sylvia Farrington presented. Sylvia works in emergency management and provided a wealth of knowledge to share with owners regarding hurricane preparedness. Owners were encouraged to visit stateofflorida.com to review "The Essential Guide to Hurricane Preparedness", which is also linked from the Association's website. Some key topics: Protect your property, never say never – storm damage can happen to anyone, help neighbors with limitations to prepare, warning means 'its engaged' and watch means 'watching for it', purchase an external mobile charger, make sure your gas tank is always full during hurricane season, purchase a camper flashlight, you want to have the ability to boil water and sterilize it, know where the nearest shelter is located, purchase extra water and hydrate, and buy canned foods with lower sodium.

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3. **HOA vs. owner's responsibilities:** Owners were provided with a spreadsheet with information taken from the Declaration, Article II, Section 12. This document will also be made available on the Association's website.
4. **Pool furniture during hurricane:** Chase Roark with All In One Enterprise can assist the Association in time of need with furniture. His phone number is (813) 532-9127.
5. **Benches:** Tabled until the next Board meeting.
6. **Subscribe to emails:** Eydie encouraged owners to subscribe to emails through the Association's website. Manager indicated that 27 owners have subscribed so far.

VII. Audience Comments: Owners expressed concerns regarding the landscaping projects, condition of sod, spending on the landscaping projects, and responsibilities of the CDD. The Board indicated that they analyzed the operating budget before moving forward with the landscaping projects. Susan Haddock from UF informed the Board that large sections of sod would need to be replaced to mitigate the invasive Bermuda grass, which is expensive.

VIII. Adjournment

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

Resolve: To adjourn the meeting at 8:58 p.m.


Prepared by ~~Manager~~ for Secretary