

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting  
January 12, 2022 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 6:31 p.m. by Amy Phillips. Directors Harvey Goldstein, Sylvia Farrington and Rick Duesler 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 November 8, 2021.

**On Motion:** Duly made by Rick, second by Harvey and carried unanimously.

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

## II. Organizational Matters

**Financial Matters:** Manager presented the Association reports. The Board decided to send a final notice to Unit ID # 3779.

**Manager Comments:** Manager indicated that a community updates notice was mailed to all owners on October 20, 2021, the 2022 assessment/budget notice was mailed to owners on November 30, 2021, and a postcard was mailed to owners and current residents regarding vehicle gates/parking reminders on December 1, 2021.

- III. Landscaping Update:** Amy presented. Results were received just this week from Susan Haddock from UF-Extension Office regarding the walter viburnum shrubs and soil samples. Results will be shared with Nature Coast to determine appropriate shrub replacement. It was determined that the perennial peanut in the small island near the gate was receiving too much water (unavoidable since the other plants in that island needed water), which is the reason why it did not survive. Owner inquired if her sprinklers were running as she has not seen them on in quite some time; manager to ask Nature Coast to trouble-shoot her section and to advise on the date/time of when her sprinklers should come on. The Board would like a thorough inspection with a report of the entire irrigation system; manager to communicate with the landscaper. Owner would like to know if the Board would allow her to hire a 3<sup>rd</sup> party vendor to install large amounts of sod in areas on her lot (and pay for it herself); Board will let her know, and Board to inquire with Nature Coast regarding thoughts. Rick Duesler will also stop by to take a look at her sod. The board will ask the landscapers to hand trim some of the excessively overgrown holly tree branches; no hard shaping. Owner asked about hard cut back of shrubs between driveways; board indicated that this event was permanently tabled. Sylvia observed the landscapers taking initiative to pull some weeds, which was much appreciated.

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**IV. Pool Cabana:** Restrooms were repainted; showerhead was replaced. The Health Department inspected the pool area and provided a satisfactory rating.

**V. Gate Operations:** Harvey presented. New gate operators were installed; paid for out of reserves for \$13,807.30. Owner commented that the gates open for too long after entry; manager to communicate with American Access to trouble-shoot during their next visit.

**VI. Business Matters:**

**a. Old Business**

1. **Roof replacement:** Tabled.
2. **Group 3 building painting to begin on January 17, 2022:** An email blast will be sent to subscribers regarding the painting event. Owner informed that her front door is "alligatoring". Another owner stated streaking on her door from the last painting event; manager to communicate with Certa Pro. All owners were reminded that painting of doors outside of normal Association sequence is to be paid for by the owner requesting.

**b. New Business**

1. **2021 Community Accomplishments:** Amy presented. Crown of thorns were removed. Landscaping around columns and pony walls were performed. Reserve study was updated. Bottle brush and magnolia trees were trimmed; bottoms lifted. Black temporary edging was removed. Landscaping improvements were performed at the small island near the gates. Cleanup occurred at the large center island. Pool heater orientation session was conducted by Hawkins. Restrooms were repainted. Shower head was replaced. New gate operators were installed.
2. **Front Center Island Update:** Cleanup occurred. The Board is waiting for schematics and pricing from Nature Coast.
3. **Building Painting (Group 3):** Painting project will begin on January 17<sup>th</sup>.
4. **Road Repairs:** The Board approved the repair of the small pothole; manager to engage vendor.
5. **Board comments:**

**Irrigation:** The board would like a report from a 3<sup>rd</sup> party irrigation vendor on what should be done to the system, in preparation for the 2023 budget season.

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**Parking Policy:** The Board would like to discuss parking on the streets at the April board meeting.

**Thank you:** Thank you to Lewis Mininson for sharing the new garbage collection days on the Association's Facebook page.

**VII. Audience Comments:** None.

**VIII. Adjournment**

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

**Resolve:** To adjourn the meeting at 7:41 p.m.

BOARD OF DIRECTORS APPROVED ON 4/13/2022

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Prepared by Manager for Secretary