

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting  
April 13, 2022  
Immediately following the Annual Meeting  
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 6:45 p.m. by Rick Duesler. Directors Eydie Worley, Janet McConnell and Sandi DeLaski 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.

**Officer Positions:** The directors discussed officer positions and determined as follows: Rick Duesler, President; Eydie Worley, Vice President; Janet McConnell, Treasurer; and Sandi DeLaski, Secretary.

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

**Resolve:** To approve the officer positions as presented.

The Manager presented the prior meeting minutes from February 16, 2022 and January 12, 2022.

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

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

## **II. Organizational Matters**

**Financial Matters:** Manager presented the Association reports. Rick will look into façade at Unit ID # 3779. Certificate of insurance report was reviewed. Rick and Janet agreed to contact owners about submitting their insurance certificates. Owner asked about funding of reserves and Janet indicated that it was OK, not in poor condition but not in good condition.

**Manager Comments:** Rick Duesler met on site with Frontier recently for an equipment upgrade. The 2021 Annual Report postcard was mailed to all owners on March 31, 2022.

- III. Landscaping Update:** Eydie presented updates regarding sod replacement at most egregious areas and hoping to install before rainy season. Garden area shrub rejuvenation will occur soon. Discussion with landscapers to hand prune instead of sheer viburnums. Looking at numerous robellini palms that are encroaching sidewalks and will trim off 1 arm of 3 arm robellinis. Front center island improvements have occurred. Manager indicated that Panther Trace II CDD mistakenly trimmed the front center island palm trees that are responsibility of Panther Trace Villas.

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**IV. Pool Cabana:** Restrooms were repainted; showerhead was replaced. The Health Department inspected the pool area this week and provided a satisfactory rating. Pool rail covers will be returned to Pinch-A-Penny to secure 6' instead of 8' in length.

**V. Gate Operations:** The board was presented with a proposal for 5 new safety loops; tabled, and Board will monitor gate functionality. American Access Controls indicated that mill/overlay of roads should occur before new loops installed.

**VI. Business Matters:**

**a. Old Business**

1. **Roof replacement:** Tabled. Janet indicated that reserves are not fully funded yet for roof replacement. Consideration is under further review by the Board. Owner asked about re-roofing one or 2 roofs only; previous board president looked into and is not cost effective.

2. **Mill/overlay at front entry:** The Association received 5 proposals. Discussion regarding patching only, however 2 vendors indicated that they would not quote to patch because mill/overlay needs to occur.

3. **Building paint schemes:** Listed on the Association's website.

**b. New Business**

1. **Lease application process:** Tabled; board to further research.

2. **Cap on rentals:** Tabled; board to further research.

**VII. Audience Comments:** Many landscaping and roof repair concerns addressed.

**VIII. Adjournment**

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

**Resolve:** To adjourn the meeting at 7:55 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 7/27/2022

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Prepared by Manager for Secretary