

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting  
July 27, 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 6:32 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.

The Manager presented the prior meeting minutes from April 13, 2022 and June 16, 2022.

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

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

## **II. Organizational Matters**

**Financial Matters:** Manager presented the Association reports. Board informed regarding FDIC criteria.

**Preservation of Covenants & Restrictions (MRTA):** Per Florida Statutes 720.3032, 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 17 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.

**III. Landscaping Update:** Eydie presented. All projects with Nature Coast are on hold, except for the removal of shrubs behind an owner's lanai. The Association has issued a request for proposal to 4 landscaping companies. Awaiting proposals.

**CDD Conservation area next to 11473 CCL:** Nature Coast trims at the property line of 11473 CCL 2x per year, or as often as needed to hold the line in place. The Board visited the property in June-2022 and did not see any concerns regarding area. Owner was informed to contact the CDD regarding any growth behind her property line (owned by CDD, not HOA).

**IV. Pool Cabana:** Manager will contact American Access Controls to replace the cover on the exit button at the pool area. Backup supply of pool gate bypass keys will be ordered. Manager to research vendor to perform acid washing of pool interior; board would like completed in February-2023. Shower chain replaced. Pool gate tension has been adjusted.

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

V. **Gate Operations:** Owners presented indicated that gate is working ok at present.

VI. **Business Matters:**

a. **Old Business**

1. **Roof & gutter replacement:** Notice mailed to all residents on June 24, 2022 regarding event details. Project begins August 1<sup>st</sup>. Manager to inquire with vendor regarding schedule.

b. **New Business**

1. **Move Annual Meeting back to January:** The Board would like the Association to hold the Annual Meeting in January again. Covid caused the Annual Meeting to occur at a different schedule over last couple of years.

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

**Resolve:** To move the Annual Meeting back to January schedule.

2. **New camera company:** Rick has reached out to 2 companies and is obtaining information.
3. **Pressure wash and painting of homes:** The reserve study currently has house painting once every 5 years. The Board has decided to extend painting to once every 8 years. The next group of homes originally scheduled for 2024 will now be painted in 2026. The Board is considering pressure washing homes once every 5 years and/or address cosmetic cleaning on a case-by-case basis; the board will evaluate as events occur.

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

**Resolve:** To extend painting of homes to once every 8 years, with next group of homes to be painted in 2026 instead of 2024.

4. **Patch road:** Proposal received from Rose Paving however they have a minimum fee to perform any work. Rick is researching another company. Any work will be performed after roof replacement.
5. **Notice regarding cleaning out dry vents:** The Board would like a notice sent to owners now suggesting that owners get their dryer vents cleaned regularly. There will be other items addressed in the notice i.e. lanai cleaning, etc.

VII. **Audience Comments:** Owner indicated that they have used The Lint Surgeon for dryer vent cleaning. Sprinkler head still broken at 11467 CCL; manager to communicate with landscaper again. Owner concern regarding grading between homes and water not draining

# PANTHER TRACE VILLAS

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properly; when ground is wet, ruts occur. Owner indicated that kick plate damage when weed wacking is occurring due to grading too high; Rick will evaluate.

## VIII. Adjournment

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

**Resolve:** To adjourn the meeting at 7:18 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 10/17/2022

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Prepared by Manager for Secretary