

PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Budget & Board of Directors Meeting
October 17, 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 6:30 p.m. by Board President 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 July 27, 2022.

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

Resolve: To approve the minutes as presented.

II. Organizational Matters

Financial Matters: Manager presented the Association reports.

Manager Comments: Community updates notice was mailed to owners on August 4, 2022. Postcard notice regarding the 2023 Budget Meeting & Community Yard Sale was mailed to owners on September 22, 2022.

III. Landscaping Update: Several events occurred after Hurricane Ian: Four (4) holly trees are leaning and need to be moved upright; monitoring other trees leaning; front island copperleaf is leaning and will be pruned to encourage upright growth again. Nature Coast servicing the community under fall/winter schedule, every other week; Board approved to forego one mowing service in order to focus on trimming. Robellini palms will be trimmed soon (Nature Coast has been behind due to the hurricane). Nature Coast will remove sucker growth at bottom of bottle brush and magnolia trees. Landscaping proposals have been received; meeting to occur soon to discuss proposals with owners.

IV. Pool Cabana: Hurricane Ian damage to the cabana ceiling has been fixed. Rick will move chairs back to the pool deck.

V. Gate Operations: American Access Controls preventative maintenance agreement was signed. Price increase by \$100 per year.

VI. Business Matters:

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a. Former Business

1. **Roof replacement:** Wind mitigation inspections are taking place now. Afterwards, owners who received roof replacement recently will be mailed a conclusion packet. Rick will perform a final walk thru with Dynamic Roofing. Rick and Colin/Dynamic will address driveway damage concerns submitted by owners.
2. **Road Patch Work:** Tabled until the next board meeting.

b. New Business

1. **2023 Budget/Assessment:** Manager indicated that the postcard regarding the Budget meeting was mailed to all owners on September 22, 2022. The Board has decided to increase the assessment from \$220 to \$245 per month, due to increase in landscaping and contribution to reserves.

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

Resolve: To accept the 2023 Budget and Assessment as presented.

2. **CCTV Proposal from ISC:** Proposal received. Tabled.

VII. Audience Comments: Comments made regarding past assessment increases, driveway concerns after roof replacement, irrigation issues, condition of sod, dead shrubs. Owner suggested investigating Hillsborough County Mini-Grant; manager will forward the Board information.

VIII. Adjournment

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

Resolve: To adjourn the meeting at 7:37 p.m.

APPROVED BY THE BOARD OF DIRECTORS 1/18/2023

Prepared by Manager for Secretary