

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting  
January 18, 2023, 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 6:35 p.m. by Board President Rick Duesler. Directors Eydie Worley, Janet McConnell, Sandi DeLaski and John Willis 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 October 17<sup>th</sup> and November 1<sup>st</sup>, 2022.

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

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

**Officer Positions:** Rick motioned that all current directors continue in their officer positions, and that John Willis will fill the Director position.

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

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

## II. Organizational Matters

**Financial Matters:** Manager presented the Association reports.

**Manager Comments:** The 2022 Holiday Information was mailed on November 1, 2022 to all residents. The 2023 Assessment Notice w/Budget was mailed to all homeowners on November 30, 2022. The 2023 Community Updates notice was mailed to all residents on January 6, 2023.

**MRTA (BOD Mtg after Annual Mtg): Preservation of the Covenants and Restrictions:** 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's Declaration was recorded 18 years ago, 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:
- Nature Coast concluded service to the community in December-2022, and Gulf Coast Outdoors began servicing the community at the beginning of January-2023. The regular service day for Gulf Coast Outdoors is Thursdays. Irrigation is the Board's first priority. Manager will assign access cards/keys to vendor. The Board discussed walter viburnums and replacement of dead/missing shrubs; will possibly occur in March/April. The

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Board asked for owners to be patient while Gulf Coast Outdoors is getting acclimated to the property and after irrigation is fully functional.

Proposal to repair 16 zones was presented for \$6,290. These are decoders that are not responding to firmware updates.

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

**Resolve:** To approve the proposal from Gulf Coast Outdoors for irrigation repairs as presented.

Rick will be meeting w/electrician to troubleshoot irrigation GFI.

- IV. Pool Cabana:** Proposal from Quality Pool Remodeling of Tampa, Inc. to acid wash the pool was presented for \$1,250. The Board would like a postcard mailed to residents; manager will obtain date from vendor and coordinate the mailing. The Board does not want the pool water drained on the grass; must be drained directly into the street.

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

**Resolve:** To approve the proposal from Quality Pool Remodeling of Tampa, Inc. to acid wash the pool as presented.

- V. Gate Operations:** American Access Controls indicated that the loops are in poor condition but still working good.

**VI. Business Matters:**

**a. Old Business**

1. **Mitigate Pothole:** Completed. More potholes to be filled in the future.

**b. New Business**

1. **Frontier equipment:** Upgraded. American Access Controls synced new equipment to pool gate.
2. **Cameras proposal:** Tabled. The Board is investigating proposals from other vendors.

- VII. Audience Comments:** Parents from Collins Elementary are parking outside and inside of the vehicle gate; manager will contact the principal to communicate to owners. Owner asked if roof replacement was still targeted for 2024; the Board is looking into. Question about spraying for weeds; Board responded that yes, Gulf Coast Outdoors will be spraying for weeds. Board clarified that no parking on the street between 12 Midnight – 6:00 AM. Owner phone call regarding possible leaning tree at pool area; the Board has not observed but a board member will look into. Same owner stated that she heard rattling of her gutter during Hurricane Ian; Board member will look into.

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## VIII. Adjournment

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

**Resolve:** To adjourn the meeting at 7:16 p.m.

APPROVED BY THE BOARD OF DIRECTORS 4/25/2023

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Prepared by Manager for Secretary