

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting  
April 25, 2023  
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 Janet McConnell 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 January 18, 2023.

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

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

## **II. Organizational Matters**

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

**Manager Comments:** Notice regarding pool closure event and reminder about trespassing was mailed to all owners on January 25, 2023.

**III. Landscaping Update:** Patrick with Gulf Coast Outdoors was present to update homeowners regarding irrigation repairs and indicated that 3/4 of the system was not working, fine tuning of irrigation will continue to occur, decoders and irrigation heads are items that will fail and need to be replaced occasionally, weed control, Bermuda grass, shrub cut-back, diseases affecting some holly trees and shrubs in center driveways, recommended holly trees for central Florida, and upcoming fertilizer treatment. Patrick said that owners should see improvement in sod color in about a month and that Gulf Coast Outdoors is still learning how their soil reacts to care. Palm trees will be trimmed soon.

**IV. Pool Cabana:** Acid wash has been completed. Awning over pool heater was installed. Pool heater failed earlier this year and was replaced in March. Hawkins Service Company stated that there is no preventative maintenance service for the heater, but a 'wellness check' can occur once every 6 months; manager to engage the Board.

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

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## VI. Business Matters:

### a. Old Business

1. **Future Roof & Gutter Replacement:** Owners at 11443/45 & 11459/61 Cambray Creek Loop indicated to the Board that their homeowner's insurance was not being renewed because of the roof. The Board received a proposal from Dynamic Roofing Concepts, Inc. to replace the roofs on the 2 buildings above for \$51,642. The Board also received a proposal from Vanguard Building Solutions to replace the gutters on the same 2 buildings for \$4,200.

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

**Resolve:** To approve the roof replacement proposal from Dynamic Roofing Concepts for \$51,642 and the gutter replacement proposal from Vanguard Building Solutions for \$4,200 for buildings 11443/45 and 11459/61 Cambray Creek Loop.

### b. New Business

1. **PNC Bank Money Market Account:** The Board decided to close the PNC Bank Money Market Account and move the funds into the Truist Reserves account.

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

**Resolve:** To approve closing the PNC Bank Money Market Account and move the money into the Truist Reserves account.

2. **Towing Contract:** The Board agreed to update the names on the Towing Contract with current board members as contacts. Also, Rick advised that the towing signs need to be replaced as current signs are worn; Manager to engage vendor for new signs. Rick reminded owners present regarding the parking policy.

- VII. **Audience Comments:** Owner inquired about sidewalk cleaning, and Board informed that it has been tabled.

## VIII. Adjournment

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

**Resolve:** To adjourn the meeting at 7:12 p.m.

APPROVED BY THE BOARD OF DIRECTORS 8/9/2023

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Prepared by Manager for Secretary