

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

**Board of Directors Meeting  
August 9, 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 April 25, 2023.

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

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

## **II. Organizational Matters**

**Financial Matters:** Manager presented the Association reports. Important pool and roof information postcard was mailed to homeowners on June 7, 2023.

**III. Landscaping Update:** Rick presented. Street trees have been shaped. Bushes between driveways will continue to be trimmed; some eventually need to be replaced but focusing on roofs at this point. Rick has asked Byron for a quote for ixoras for center driveways. He is also waiting for a quote from Byron to shrink beds around trees and replace with sod. Rick spoke with Byron about the crew paying attention to detail i.e. blowing cement surfaces completely free of debris/leaves. Weeds are out of control and crew needs to increase control measures. Inquiries regarding when irrigation team will be on site; manager indicated that Joey stated that he would be out there this week. Palm tree behind 11495 CCL has not been trimmed yet; manager to engage crew again.

**IV. Pool Cabana:** No further concerns with the pedestrian gate latch. Fire extinguisher will be inspected soon. Board indicated that the holiday decorations in the storage room seem to be fine.

Cameras: Randy Hull will purchase/install new cameras, DVR and battery backup. The Board discussed and agreed to a cost not to exceed \$1,000, including labor.

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

**Resolve:** To allow Randy Hull to purchase/install new cameras, DVR and battery backup at a cost not to exceed \$1,000.

**V. Gate Operations:** Homeowner commented regarding a gate remote issue; recommendations were provided to homeowner about where to point the remote.

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## VI. Business Matters:

### a. Old Business

1. **Towing signs:** Replaced by Target Towing.
2. **Sidewalk cleaning:** Tabled. Rick to evaluate condition of sidewalks.

### b. New Business

1. **Homeowner updates/communication:** A postcard will be mailed at the beginning of November regarding 2023 Holiday Information. A community update/newsletter will be mailed at the beginning of December with the Assessment notice.
2. **Backflow:** A leak was repaired. The annual inspection was completed and reported to the County.

**VII. Audience Comments:** Comments regarding the new junior high school, school start date, communication with principal to remind parents via a robocall to not park in the loop. Question regarding responsibility of monument sign (students observed sitting on the sign); manager informed homeowner that the monument sign is the responsibility of the CDD. Roof warranty repair concern and length of time it took Dynamic to repair; Rick to speak with Colin.

## VIII. Adjournment

**On Motion:** Duly made by Rick, second by John and carried unanimously.  
**Resolve:** To adjourn the meeting at 7:11 p.m.

APPROVED BY THE BOARD OF DIRECTORS 10/11/2023

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Prepared by Manager for Secretary