

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting

April 17th, 2024, at 6:30PM
Panther Trace II Clubhouse
11518 Newgate Crest Dr., Riverview, FL

Meeting Minutes

Call to Order

The Board of Directors meeting was called to order at 6:30PM by Board President Rick Duesler. Directors Janet McConnell, Sylvia Farrington and John Willis were also in attendance; therefore, a quorum was established. Jackie Jackson was not able to attend the meeting. It was confirmed that the meeting notice had been posted in a timely manner. Gigi Holmes represented McNeil Management. There were two homeowners in attendance.

A resident of unit ID 3825 attended the meeting. He was argumentative about the topics he brought up and refused to stop talking to let the Board respond. He was asked to leave. Management was directed to send a notification to the owner of the home he lives in.

Approval of Minutes:

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

Resolve: To approve the October 11th, 2023, meeting minutes as presented.

Financial & Management Reports

There were no questions regarding the financial or management reports.

The Board would like Management to be a bit stricter on mailbox notifications.

Management was asked to send a notice that includes a torn screen and dirty lanai as violations for unit ID 3779. They would also like the notice to include a request that the residents stop using the area between the units as a walkthrough thus allowing the homeowner's privacy, as well as for the safety and security of the children.

Landscaping Update: Currently, the landscape crew is removing all plants that are dead but will not be replacing them until a later date. There have been requests from owners to pay for the plants themselves rather than wait until the Association is ready to install more.

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

Resolve: To offer homeowners the option to pay South Shore Landscape & Lawn directly for plants to be installed along the sidewalk leading up to the doorway of their home with the stipulation that they are purchased from and installed by South Shore. The Association will only pay for the removal of what is dead and the installation of said new plants.

The BOD discussed some different areas in the community that may need to be re-sodded. They will continue to monitor the areas.

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Pool/Cabana: The Board talked about what needs to be done to prepare when there is a threat of a hurricane approaching. Rick said that he put the chairs away before the last hurricane. This can be discussed more as the season approaches.

Gate Operations: There was a discussion about the needed gate repairs. The BOD will continue to monitor the gate and plan for the work to be done.

Old Business

Future Roof Replacement Schedule: The Board will move forward with finishing the 2009 and 2010 roofs. They are anticipating a June start date. The 2011 roofs are scheduled to begin in 2026. Those roofs will be assessed to see if there are any current problems that need immediate attention.

New Business

None

Adjournment

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

Resolve: To adjourn the meeting at 7:47PM.

Approved at the July 17th, 2024, Board of Directors Meeting

Prepared by Manager for Secretary