

# PANTHER TRACE VILLAS

ASSOCIATION, INC.

## Board of Directors Meeting

July 17<sup>th</sup>, 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 6:32PM. A quorum of the Board was achieved with Board Members Rick Duesler, Janet McConnell, Sylvia Farrington, Jackie Jackson, and John Willis in attendance. It was confirmed that meeting notice had been posted in a timely manner. Gigi Holmes represented McNeil Management. There approximately 15 homeowners in attendance.

### Approval of Minutes:

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

**Resolve:** To approve the April 17<sup>th</sup>, 2024 meeting minutes as presented.

### Financial & Management Reports

There were no questions regarding the financial or management reports.

### Landscaping Update:

**Re-Sodding:** In addition to the addresses listed on the sod proposal from South Shore, the Board would like them to look at 11451 Cambray Creek Loop and add it to the list if there is a need for new sod at this unit.

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

**Resolve:** To approve the proposal from South Shore to replace a total of 1500 square feet of sod for \$1950 plus the additional cost for the sod needed at 11451 Cambray Creek Loop.

**Center Bush Replacement:** The Board will start by having ten driveway beds replanted. Five with Dwarf Podocarpus and five with Confederate Jasmine. Their plan is to see how each of the species does through a full season before planting more throughout the Community.

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

**Resolve:** To approve the proposals from South Shore for five driveway plantings of Dwarf Podocarpus for \$2235 and five driveway planting of Confederate Jasmine for \$2175.

**Tree Replacement:** South Shore provided a bid to install three 8-foot trees, either Holly or Crepe Myrtle. It was agreed that Crepe Myrtles would be the best choice. One of the homeowners with missing trees on her lot offered to pay for the trees herself.

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

**Resolve:** To approve the owner of 11328 Cambray Creek Loop pre-paying the Association for the South Shore proposal to install three Crepe Myrtles for \$1425. Upon pre-payment, the Association will approve the proposal and ask South Shore to move forward.

**Pool/Cabana:** The pool pump motor is being replaced. It is still under warranty so the Association will only pay the labor costs.

**Gate Operations:** No recent problems with the gate.

## **Old Business**

**None**

## **New Business**

**Sidewalk Repairs:** The Board is still gathering bids for the work.

## **Adjournment**

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

**Resolve:** To adjourn the meeting at 7:45PM.

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Prepared by Manager for Secretary