

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting

October 16, 2024, at 6:30PM
Panther Trace II Clubhouse
11518 Newgate Crest Dr., Riverview, FL

Meeting Minutes

1. 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. Proper meeting notice was mailed to all owners at least fourteen (14) days in advance. Manager will place the Affidavit of Mailing in the Association files for audit. Doug Pinner and Jeff Shreaves represented McNeil Management.

2. Approval of Minutes

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

Resolve: To waive the reading of the minutes and approve as presented.

3. Financial & Management Reports

There were no questions regarding the financial or management reports.

Management was asked to send a notice that includes a torn screen and dirty lanai as violations for unit ID 3779.

4. Landscaping Update

Resodding: to begin Oct 18th.

Shrub trimming: February

5. Pool/Cabana

There is some damage to the ceiling after hurricane Milton. Management will get Kevin Johnson together with Rick for repairs. Management will provide the board a copy of the janitorial contract as there were multiple comments that the pool area was being poorly maintained.

6. Gate Operations

There was a discussion about the needed gate repairs. The detection loops are failing and the hinges need replacement.

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7. Old Business

Future Roof Replacement Schedule: Some of the roofs scheduled for 2026 will be replaced immediately. Units 423/425 419/421 and 476/478.

8. New Business

The ADA warning pads at the corners of sidewalks need to be replaced.

Management will send a follow up email to Anna Ramirez regarding CDD trees in a life threatening status for Wanda Davenport.

Board and manager discussed the 2025 budget/assessment.

On Motion: Duly made by Rick, second by Janet and carried 3 for, 1 against.

Resolve: To approve the 2025 budget with an increase of \$10 a month towards reserves at \$3,300/unit/year via monthly payments of \$275.

9. Adjournment

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

Resolve: To adjourn the meeting at 7:35PM.

Prepared by Manager for Secretary