

## *The "Villas" at Panther Trace II*

*Website: [www.cambrayvillashoa.com](http://www.cambrayvillashoa.com)*

HOA Board Meeting Wednesday, July 17<sup>th</sup>, @ 6:30 PM at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive.

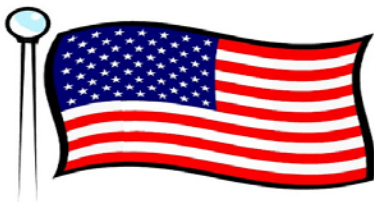
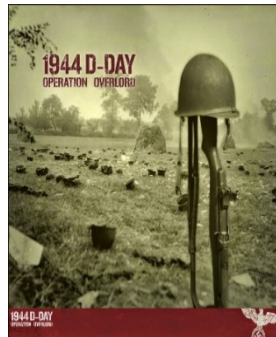
Current Board Members

President-Rick Duesler

Vice President -Susan Jackson

Director-Patti Lemon

## June 2019





FYI

-Tax Free Storm Supplies, 31 May - 6 June

-Hurricane Season: 1 June-30 November, Atlantic Hurricane Forecast: 2019 is expected to be above average but less active than last year. The forecast is for 14 named storms, 7 hurricanes of which three are classified as major.

-Just a reminder, garbage NOT in the receptor will Not be collected.

-School is out for the summer, drive carefully.

**Father's Day:** A celebration honoring fathers and celebrating fatherhood, paternal bonds, and the influence of father's in society. First known Father's Day occurred at the Williams Memorial Episcopal Church South in Fairmont, West Virginia on July 5, 1908.

In 1966, President Lyndon B. Johnson issued a proclamation designating the third Sunday in June to honor fathers. In 1972, president Richard Nixon signed a law declaring that Father's Day be celebrated annually on the third Sunday in June. It has been an official permanent national holiday ever since.

-D-Day

-Army Birtyhday-On June 14, 1775 Congress adopted the American Continental Army

-Flag Day, in 1916 President Woodrow Wilson set June 14 as Flag Day

-American Eagle Day-The bald eagle was added to the front of the official sseal of the United States. That is used on most official US documents.

Father's Day Joke: Take time to listen.

"Dad, are bugs good to eat?" asked the son.

"Let's not talk about such things at the dinner table, son, his father replied.

After dinner the father inquired, "now, son, what did you want to ask me?"

"Oh, nothing," the son said. "There was a bug in your soup, but, now it's gone."



Saturday 1<sup>st</sup>, Hurricane season begins; ends 30 November

Sunday 6<sup>th</sup>, D-Day

Wednesday 14<sup>th</sup>, Army's Birthday

Wednesday 14<sup>th</sup>, Flag day

Sunday 16<sup>th</sup> Father's Day

Thursday 20<sup>th</sup>, American Eagle Day



Your HOA Board and McNeil welcome our newest family. We hope you'll find your HOA website and newsletter helpful as you learn more about living in the "Villas".

**-Trash cans.** So to prevent damage to your mailbox, please place your trash cans on trash day on the opposite side of your mailbox. Please remember, if your mailbox gets damaged, you as the owner are responsible to replace it.

**-Is there is a Leash Law?** Yes, dog owners are required by law to keep their dog from going stray, or running or going at large upon any street, sidewalk, park or private property of another without that property owner's consent. Direct control is defined under 4-27 of the Hillsborough County, Florida, Code of Ordinance as the immediate, continuous physical control of a dog at all times by means of a fence, leash, cord or chain of sufficient strength to restrain the dog.

**-Pick up after your dog-**it's more than a pet peeve, it's the law. Failure to do so-1<sup>st</sup> offense \$50.00 (Hillsborough County Ordinance).

Food for Thought: Florida, the lightning capital of the United States. Tall clouds, dark skies, and distant rumbles are all signals a storm may be on its way.

Here are a few tips on how to stay safe. Let's start with a quiz of your knowledge pertaining to lightning.

True or False

1. The rubber tires on your car protect you. **False.** It's the metal framework that dissipates the force of the lightning. You are safe if

you don't touch any part connected to the vehicle's frame. A hard-top car, bus, truck, or van is safer than being outside.

2. The average lightning bolt is only one inch in diameter. **True.** That one-inch bolt can carry as much as 100 million-plus volts and pack heat of 50,000-degrees Fahrenheit-that is three times hotter than the surface of the sun.
3. Lightning never strikes the same spot twice. **False.** Although not in Florida, the Empire State Building in New York City is hit an average of 25 times per year.
4. If you get struck by lightning, you will die. **False.** Lightning kills about 100 people and injures 500 in the United States. Only 10 percent of the people struck by lightning die, however, most survivors do suffer life long severe medical problems such as memory loss, headaches, dizziness, fatigue, sleep dysfunction, attention deficit, and irritability.
5. A storm must be directly overhead to be dangerous. **False.** Lightning is unpredictable. It can strike up to 25 miles away from its parent storm. It can literally strike out of the blue.

**Indoor Safety Tips:** (1) stand clear of windows, doors and electrical appliances, (2) unplug appliances well before a storm nears, never during a storm, (3) avoid contact with pipes, including sinks, baths, and faucets, (4) do not use the telephone except for emergencies, and then use cellular or cordless phones.

**Outdoor Safety Tips:** (1) follow the 30/30 rule. If the time between seeing a flash of lightning and hearing the thunder is less than 30 seconds, take shelter immediately, you are in the strike zone, (2) immediately get away from pools, lakes and other bodies of water, (3) leave the beach, (4) never use a tree as a shelter, (5) avoid standing near tall objects, (6) keep away from metal objects including bikes, golf carts, umbrellas, fencing, machinery etc.,

(7) get indoors or in a hard-topped vehicle, (8) remain in the shelter for thirty (30) minutes after the last flash of lightning. **If someone is struck by lightning, seek medical attention immediately.**



Happy Birthday to all celebrating a birthday and or special occasion during the month of June



**Note: Below listing(s) is just one's opinion, not an endorsement, always get a second opinion. In all transactions, be sure to get everything in writing.**

The following is DRAFT MINUTES from the meeting held on May 9, 2019:

PANTHER TRACE VILLAS ASSOCIATION, INC.

Special Meeting regarding Roof Replacement May 9, 2019 Panther Trace Villas Pool Area 11406 Cambray Creek Loop, Riverview, Florida Meeting Minutes

## I. Roll Call

The Special Meeting was called to order at 7:00 p.m. by Rick Duesler, President. Director Susan Jackson was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted in a timely manner, and a postcard was mailed on April 24, 2019 to all owners.

## II. Business Matters

### a. Old Business

## 1. Roof Replacement – Colin Clark, Dynamic Roofing

Mr. Clark briefed owners regarding the process during roof replacement. The Board distributed a letter that will be mailed out on May 10, 2019 to all owners, which also explains the process of the roof replacement.

### III. Audience Questions regarding Roof Replacement

Owner questioned why the dumpster will be placed in the driveway instead of in the street. Mr. Clark indicated that it is more efficient to have the dumpster in the driveway to throw roof tiles and debris directly from the roof into the dumpster. Otherwise, the crew members would need to throw the debris onto the grass, which could damage the grass, leave unintended debris in the grass and shrubs, and could potentially damage the irrigation.

Owner question about responsibility if a wall or driveway cracks. Mr. Clark indicated that to include the coverage of incidental occurrences would mean that the contract for roof replacement would be significantly higher. It is a common business practice in the roofing industry for owners to be responsible for such incidentals that may occur. Mr. Clark assured owners that Dynamic Roofing has proper insurance for any negligence incurred on their part. He also provided assurance to owners that he has been installing roofs without problems for many years.

Owner question about use of owner's electricity. Again, this is another common business practice that owners allow the contractor to use an owner's electricity during roof replacement (which process would occur if the owner's roof was for a single-family home, villa, or townhome).

Owner question regarding how much it will cost per roof for Phase 1. The Board did not have this information readily available during the meeting, however during the preparation of these minutes, it is estimated to cost \$9,241.89 per owner (to be paid for out of the Association's Reserves Account) which does not include the cost of repairs (which will not be

determined until the project is underway). Re-roofing will be comfortably covered by current reserves.

#### IV. Adjournment

On Motion: Duly made by Susan second by Rick and carried unanimously. Resolve: To adjourn the meeting at 7:30 p.m.

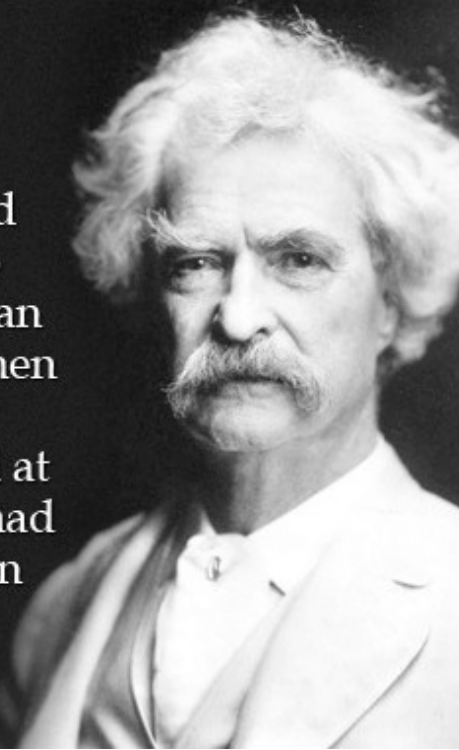
What is wrong with this picture? The boxes have been here for five (5) days



To be collected, all trash must be in the container. Loose trash will be left.



“When I was a boy of 14, my father was so ignorant I could hardly stand to have the old man around. But when I got to be 21, I was astonished at how much he had learned in seven years.”  
— Mark Twain



**John A. Willis, Editor**