

The "Villas" at Panther Trace II

Website: www.cambrayvillashoa.com

Next HOA Budget Meeting Wednesday, October 23, @ 6:30 PM at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive.

Board Members

President-Rick Duesler

Vice President -Susan Jackson

Director-Patti Lemon

August 2019

School is back in session, slow down; rules are strictly enforced. Ignorance of the law is no excuse!



Food for Thought:

-Let's consider reverting to a five (5) member Board in January. Our three-member board is overwhelmed with its duties and responsibilities. If you are interested in making the Villas a better place to live, consider becoming a candidate. I'm willing to serve, how about you!

-Look around the neighborhood, are you happy with the landscape maintenance? If not, let your voice be heard by submitting a Landscape and Irrigation Request Form to McNeil voicing your concerns. -By the same token, where warranted let's recognize their good work as well.



FYI

-Back-to-school Tax Free Weekend, 2-6 August.

-Be on the lookout for children returning to school.

-Hurricane season is here: make note of the following websites useful to keep you and your family safe.

*Florida Division of Emergency Management, www.floridadisaster.org

*National Weather Service, www.weather.gov

*National Hurricane Center, www.nhc.noaa.gov

*Federal Emergency Management Agency, www.fema.gov

-Snapshot of July's HOA Meeting

-Looking good financially, June balance BB&T-\$40,000; Reserves-\$549,800; Year to date budget overspent by \$12,379.

-McNeil is missing a few Homeowner Insurance Declaration pages. If you renewed your Homeowner's policy in the last two months contact McNeil to ensure your Insurance Declaration page is on file.

-All complaints concerning your new roof should be on file with McNeil.

-The Board is looking into how best to satisfy the code requirement of having your new gutter elbows be fitted to comply with current codes.

-The Villas with new roofs will have their driveways power washed.

-Cambray Creek Loop street will be resealed in September. You will receive a notice in the mail with instructions on how to deal with this matter.

-TECO will be painting our street-light poles this Fall.

-Information forthcoming concerning replacing your defective/worn walkway bricks.



Friday 2nd, - Back to School Tax Free Weekend starts
Monday 12th, First Day of School



Just Saying:

-Always looking for ways to improve communications to our neighbors and make the newsletter a welcomed addition. E-mail me @ sc921asi@att.net with your ideas. The only bad idea is the one not submitted.

-After submitting a Landscape Request Form to McNeil, I do see an improvement in the mowing of lawns in my immediate area.

-All the roof replacement has been completed. If you experienced any problems in this area, contact Colin Clark with Dynamic Roofing at (813) 657-7663.

- Awaiting the installation of gutters. If problems arise contact John at Vanguard Building Solution at (813)335-3030.

-If you want to receive updates of “what’s happening” in the Villas, email me at sc921asi@att.net. I currently have 40 neighbors on the e-mail listing.

-If you would like to help compile a “lessons learned” fact sheet on challenges you faced during your roof replacement email me that info for inclusion. This list would be presented to the Board.



Your HOA Board and McNeil welcomes our newest family. We hope you’ll find your HOA website and newsletter helpful as you learn more about living in the “Villas”.

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



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.

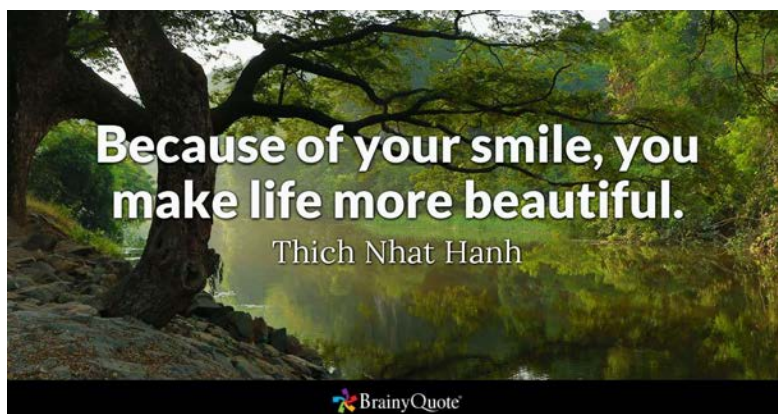
When Thunder Roars, go inside.

-Lightning strikes the United States about 25 million times a year. In Florida the strikes average 1.45 million occurring mostly in the summer. Lightning kills an average of 47 people in the United States each year. In Florida, 62 deaths occurred in the last ten years, and hundreds more are severely injured.

-Don't get caught outside. No place outside is safe when a thunderstorm is in the area. Get inside as soon as you hear thunder. Run to a substantial building or hard-topped metal vehicle as fast as you can.

-If you can't get to a safe building or vehicle: (1) avoid open areas, don't be the tallest object in the area. (2) stay away from isolated tall trees, towers or utility poles. Lightning tends to strike the taller objects in an area. (3) stay away from metal conductors such as wires or fences. Metal does not attract lightning, but lightning can travel long distances through it.

-Lightning is hotter than the surface of the sun and can reach temperatures around 50,000 degrees Fahrenheit.



John A. Willis, Editor

