

The "Villas" at Panther Trace II
Website: www.cambrayvillashoa.com
HOA Budget Meeting 14 October @ 6:30 PM
at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive.

Board Members
President-John A. Willis
Vice President-Jackie Johnson
Secretary- Janet McConnell
Treasurer- Les Parker
Director- Eydie Worley

August 2020



Trivia Question: what percentage of your HOA fees go to fund our Reserve Fund?



FYI

-When school is back in session, slow down, be alert and obey the speed limit around our school.

Synopsis of 15 July HOA Meeting, official minutes will be posted to the web later.

- (1) Landscape Committee is working the landscape issue at 11473 with Nature Coast to ensure we get positive results from their proposal.
- (2) We are allowing our Holly trees to grow naturally without trimming to save them from possibly dying from trimming.
- (3) Researching the idea of stringing a monofilament line over the pool to keep the ducks from contaminating our pool.
- (4) Preventive maintenance was performed on our gate and it is working fine. If you are experiencing problem opening the gate with your remote, try changing the battery.
- (5) Neighborhood Watch, we are awaiting the opening the clubhouse before scheduling the next meeting.
- (6) Phase II of roof replacement will be in 2024. If you are experiencing leaks, inform Jeana at McNeil. A leak does not mean your roof needs replacing however, the board want to keep track of leaks to aid in our decision-making process.
- (6) Seeking bids from contractors to make future repairs to our curbs and sidewalks.
- (7) New signage has been installed at the pool.
- (8) Looking into approving paver that will protect your lanai screen from being damaged by weed-eater cord while trimming. The cost to purchase and install goes to the homeowner. An alternative would be to install a kick plate.
- (9) parking violation, warnings will be given to the homeowner before having the vehicle towed.
- (10) Visibility of AC condensers units should not be visible from the street. If replacing your AC, ensure it is similar in size to the original. Always ask McNeil before making alterations to the outside of your home.
- (11) We are seeking bids to hang holiday lighting to the island at our entrance. Holiday decoration may be put on your unit and bushes only. No holiday decorations should be placed on the grass. Decorating your home for holidays may begin on Thanksgiving and removed not later than 15 January. No holiday decoration should be put on the grassy area.

On 28 July PT-2 held a board meeting to elect new officers to fill in the vacancy left by the four members that resigned.

The new officers are as follows: President Eric Storz, Vice President Kaali Cohen, Treasurer Jeffrey Spiess, Secretary Rob Pierce, and Director Scott Ward. A synopsis of the meeting: (1) establish an Architectural Committee, (2) possibly a go-fund me for residents in need, (3) interview for new management company, (4) increasing the size of the board to seven member, (5) possible reducing the number of present Neighborhood Watch pages, (6) possibly recording the Zoom Meetings.

-PT-2 CDD meets the fourth Monday of every month at 6:30 in the PT-2 Clubhouse.



-Want to get rid of you recycle waste, if so, go to the Solid Waste Facility on US 41. Do Not go to 13000 US 41. Coming from Big Bend, take a right on US 41, go past the main facility on the right. Take a right turn on Powell Street, then a right into the recycle facility. From Symmes, left on US 41 and a left on Powell. You will need your ID, and a current tax bill. Call (813) 671-7611 if you have any questions.

-Recycle cans are picked up every other Thursday until further notice. Pick up for August will be on the 6th and 20th.

-PT CDD -2 proposals for a new playground. You may want to attend their next meeting on 24 Aug at 6:30, PT-2 Clubhouse

Proposal-1



Proposal- 2





August

*Monday 10th First day students return to school

August Facts:

Zodiac: Leo (23 July-22 Aug) Virgo (23 Aug-22 Sept)

Birthstone: peridot & Sardonyx

Flowers: Gladiolus & Poppy

Last full month of Summer

Named after Roman Emperor Augustus

Alias: Sextilis as it was the 6th of 10 months

Answer to trivia question: 43.55%, what a small price to pay for all the services we receive from the fund.

Community Reminders:

-Upon renewal of your Homeowners Insurance Policy, a copy of your Declaration page is required to be sent to McNeil at management@mcneilmsi.com.



Target R/T, (813) 221-6800

-Overnight parking on the Loop could result in your vehicle being towed at owner's expense at a cost of approximately \$175.00. Parking in the pool's parking lot from 9-PM to 9-AM authorized.



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.



Neighborhood Watch Update: Awaiting the opening of our clubhouse before scheduling meeting.



Happy Birthday to those celebrating a birthday during the month of August.



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

Tough times
don't last;
Tough
people
do.

John A. Willis, Editor