

# Panther Trace Townhomes

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting March 7, 2017 Meeting Minutes

### 1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:30 p.m. by Hector Morales. Bastin Joseph was also present; therefore, a quorum was established. Timely meeting notice confirmed. Pamela and Doug Pinner represented McNeil Management.

### 2. Approval of Minutes

Previous meeting minutes reviewed by board.

**On Motion:** Duly made by Bastin Joseph, second by Hector Morales and carried unanimously.

**Resolve:** Waive reading and approve minutes as presented.

### 3. Financials Reports

Manager reviewed financial and management activity reports. Two owners are with the attorney for collection action.

### 4. Business Operations

Community Building Roofs – Board reviewed proposals 5 roofing contractors.

**On Motion:** Duly made by Hector Morales, second by Bastin Joseph and carried unanimously.

**Resolve:** Approve proposal from Alvarez Roofing, see if quote can be reduced and set up meeting.

Animal Trapping – Vendor has captured 6 cats to date and process will continue under all removed.

Illegal Dumping – License plate and vehicle captured on DVR. Board requested manager have attorney run plate and send cease and desist letter.

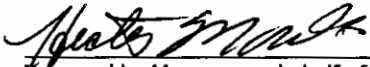
Perimeter Fence – Fence leaning along Panther Trace Blvd. Manager will contact handyman to repair.

Owners concerned about various trees throughout community. Board requested manager send arborist to survey tree health and trim limbs from roofs, buildings, vehicles and additionally boot palms.

### 5. Adjournment

**On Motion:** Duly made by Hector Morales, second by Bastin Joseph and carried unanimously.

**Resolve:** Adjourn meeting at 7:25 p.m.



Prepared by Manager on behalf of Secretary