

Panther Trace Townhomes

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting December 5, 2017 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:45 p.m. by Hector Morales. Bastin Joseph and Renae Feacher were in attendance; quorum established. Timely meeting notice confirmed as owners were mailed notice 2 weeks in advance. Doug and Pamela Pinner represented McNeil Management.

2. Approval of Minutes

Previous meeting minutes reviewed by board.

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

Resolve: Waive reading and approve minutes as presented.

3. Financials Reports

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

4. Business Operations

Landscape Enhancement Proposals: Board reviewed and discussed proposals and design schemes for all 24 buildings.

On Motion: Duly made by Renae Feacher, second by Bastin Joseph and carried unanimously.

Resolve: Approve building upgrades proposal totaling \$95,520.

Additional Perimeter Fencing: Hector Morales will be meeting with several fence companies on Friday morning, December 8, 2017. Proposals will be reviewed at the next board meeting.

Attorney Opinion Letter: Board reviewed legal opinion letter regarding responsibility of tree removal.

On Motion: Duly made by Renae Feacher, second by Bastin Joseph and carried unanimously.

Resolve: Approve tree removal and stump grinding at unit 3297. Then replace tree with county approved tree.

Pressure Cleaning/Utility Shed: Board reviewed proposals.

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

Resolve: Approve Rickie Amaro to pressure clean sidewalks and perimeter twice a year and the pool area 4 times per year at annual price of \$2,800. The board approved the purchase of a pressure cleaning machine and a shed to house the unit.

Updated Reserve Study: Board reviewed study and asked manager request changes be made as the beginning reserve balance is less due to the building landscape upgrades approved above.

Traffic Calming: Manager distributed Hillsborough County information packet on traffic calming options. The board determined this can be considered when the community paving next occurs.

Lanai Storage, Pets, Unlicensed Vehicles: Homeowner complaints received. Board determined as before that lanai storage is okay. Pets are looked at only for behavioral issues, not breed or size. Board is tagging and towing illegal or unlicensed vehicles as they become aware of an issue.

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Community-Wide Yard Sale: Board will open gates during Panther Trace community-wide yard sale(s) should Foxmoor owners wish to participate.

5. Adjournment

Discussion with homeowners regarding nuisance tree vegetation growing between back lanais at two separate locations. Manager will request landscape contractor remove and spray to eliminate growth. Hector requested manager contact landscaper to walk community on Friday, December 8, 2017, to review irrigation and sprinkler system. Entry lights by gate are out and manager will contact electrician.

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

Resolve: Adjourn meeting at 7:45 p.m.



Prepared by Manager on behalf of Secretary