

Panther Trace Townhomes

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 25, 2018 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:42 p.m. by Hector Morales. Renae Feacher and Ileana Lazala were in attendance; quorum established. Timely meeting notice confirmed. Pamela Pinner represented McNeil Management.

2. Approval of Minutes

Previous meeting minutes reviewed by board.

On Motion: Duly made by Renae Feacher, second by Ileana Lazala and carried unanimously.

Resolve: Waive reading and approve minutes as presented.

3. Financials Reports

Manager reviewed financial and management activity reports. Year-end balance was over budget due to landscaping.

4. Business Operations

Fencing: Board reviewed proposals from Danielle Fence, Family Fence and Specialist Fence, as well as the map of proposed locations.

On Motion: Duly made by Hector Morales, second by Ileana Lazala and carried 2 in favor and 1 against.

Resolve: To accept the proposal from Family Fence for \$17,500 for the installation of white vinyl fence.

Driveway Cracks/Reflectors: Board discussed proposals from Driveway Maintenance, Inc. Reflector replacement proposal for and Driveway Cracks proposal. Board discussed to hold off on filling the driveway cracks but would like to move forward with replacing the reflectors.

On Motion: Duly made by Renae Feacher, second by Hector Morales and carried unanimously.

Resolve: To accept proposal from Driveway Maintenance, Inc. to replace driveway reflectors.

Republic Services Contract: Manager presented proposal from Republic Services for a \$975 per month reduction guaranteed for 12 months. Board discussed to obtain competing proposals from other garbage removal service companies.

Owner Issue regarding Satellite Dish: The Board discussed resolution regarding missing satellite dish during roofing project. Board asked the owner to call his dish provider (Dish TV) for the replacement cost and owner will submit Alteration Application prior to installation. Board decided to reimburse owner for replacement cost if one is incurred. Board advised owner to mount the dish to a pole in the ground rather than to the roof, as that will void the warranty of the roof.

Landscaping Enhancements: Owner informed that new mulch is staining sidewalk. Board advised that after the landscaping enhancements project is complete, the sidewalks will be pressure washed.

Pressure Cleaning: Rickie Amaro emailed the Board that the pressure washing is about 60% complete as of January 23, 2018.

5. Adjournment

Directors Comments: Hector Morales stated that McNeil Management is not required to give out Board of Directors names, addresses, phone numbers and email addresses to owners who inquire for such information.

Open Session/Owner Comments: Owners expressed concerns regarding vehicles speeding around the round-about outside of the community entryway and McNeil Management informed owners that concerns for such would need

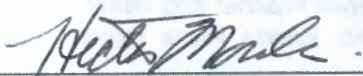
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to be expressed to the CDD. Discussion regarding extra bar gate when entering main gate so to prevent tailgaters, and Board commented that such a bar would cause traffic flow issues. Discussion regarding no plants around condenser/hvac units in back and the need for replacement parking stops.

On Motion: Duly made by Hector Morales, second by Renae Feacher and carried unanimously.

Resolve: Adjourn meeting at 7:48 p.m.



Prepared by Manager on behalf of Secretary