

PANTHER TRACE TOWNHOMES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting April 26, 2018 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:37 p.m. by Hector Morales. Bastin Joseph, Renae Feacher and Ileana Lazala were in attendance; quorum established. Timely meeting notice confirmed. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

Previous meeting minutes reviewed by board.

On Motion: Duly made by Hector Morales, second by Ileana Lazala and carried unanimously.

Resolve: Waive reading and approve minutes as presented.

3. Management Reports

Financials Reports: Manager reviewed financial and management activity reports. There are currently 3 owners with the attorney, 2 owners who are late in making their monthly assessment more than two months, and 7 owners who are late in making their April assessment.

Notifications: Manager informed Board that Community Wide Yard Sale postcard was mailed on February 28, 2018 to all owners and current residents. Manager informed Board of auto-renewal with Aquatic Systems beginning June 1, 2018.

4. Business Operations

Fencing: Board reviewed two proposals from American Access; steel pedestrian gates with card access, located near the vehicle gate and northeast sidewalk. The pool card will allow owners access thru the pedestrian gates. Gates will be disengaged during times when students return from school. Board decided to gather another quote from Family Fence for steel fencing instead of vinyl fencing.

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

Motion Failed: To reject the proposal from Family Fence for the white vinyl PVC fence.

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

Resolve: To accept the 2 proposals from American Access for steel pedestrian gates with card access near the vehicle gate and northeast sidewalk; to engage Family Fence for new proposal for steel fencing in lieu of the white PVC vinyl fencing.

Driveway Cracks & Parking Stops: Board reviewed proposal from Driveway Maintenance, Inc. for driveway patching and parking stops. Board asked Manager to gather 2 more proposals to review for each project.

Entry Landscaping Enhancements: Board reviewed proposal from Gulfcoast Outdoors and would like to receive new proposal to include plantings similar to the plants from the recent enhancements project. Manager will obtain.

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Sod Replacement/edged beds: Board reviewed proposal from Gulfcoast Outdoors for sod replacement along sides of homes, to replace current mulched areas.

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

Resolve: To accept the proposal from Gulfcoast Outdoors for sod replacement along sides of homes.

Pressure Washing: Board discussed and would like pressure washing that was started at the end of 2017 to be completed by the end of May 2018, including all sidewalks. Manager to inquire with Rickie Amaro.

Pool Hours: Board reviewed current Recreation Center Policies/Procedures/Information and concluded that the hours of operation for the pool should remain as-is. Board also determined that age of children to enter the pool area without an adult should remain the same.

Patio Furniture: Rickie Amaro observed that 4 patio tables in the pool area looked oxidized/rusted. Manager presented quote from Florida Patio Furniture. Board agreed and would like to move forward with refinishing the tables.

On Motion: Duly made by Hector Morales, second by Ileana Lazala and carried unanimously.

Resolve: To accept the proposal from Florida Patio Furniture to refurbish 4 patio tables in the pool area.

5. Adjournment

Owners Comments: Owners commented to move meeting signs to a new location. Board informed owners that a new dry erase meeting sign will be ordered for better visibility.

Directors Comments: None.

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