

PANTHER TRACE TOWNHOMES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Via Zoom May 19, 2022 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:38 p.m. by Hector Morales. Renae Feacher and Eda Isom were present therefore a quorum was established. Timely meeting notice was confirmed. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The previous meeting minutes dated February 10, 2022 were reviewed by board.

On Motion: Duly made by Eda, second by Renae and carried unanimously.

Resolve: To waive the reading of the minutes and approve as presented.

3. Management Reports and Owners Comments

Owners Comments: Owner stated that irrigation is not coming on.

Monthly Financials, Delinquent Accounts and Notifications: Reports were reviewed.

Neighborhood Watch: No updates.

Manager's Comments: The pool closure/yard sale/dog waste notice was mailed to all residents on March 10, 2022. The 2021 Annual Report postcard was mailed to all owners on April 1, 2022.

4. Old Business Items

Security cameras & mailbox replacement: Completed.

Pool cabana closet: Completed.

Pool resurfacing: Completed.

Building painting: The Board would like updated proposals from vendors; manager to secure.

5. New Business Items

Reserve study update: Reserve Advisors presented proposal for \$3,350.

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

Resolve: To accept proposal as presented.

SWFWMD permit renewal: CES Engineering engaged; inspection will occur soon.

Pool:

Janitorial Service Agreement: Board approved new contract from Rickie Amaro to begin June 1, 2022 through August 31, 2023 for \$900 per month including cleaning supplies.

On Motion: Duly made by Eda, second by Renae and carried unanimously.

Resolve: To accept the updated contract as presented.

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Magnetic lock on pool gate: Awaiting proposal from American Access Controls to replace.

Health Department inspection: Completed.

Self-standing message board: Eda will look into a mini-grant with the county.

Rain gutters: Extensions have been going directly into lanais. As owners contact, will have fixed.

Rain gutter and underground drainage cleaning: Owners need to contact Association for cleaning. Management will arrange on a case-by-case basis.

Camera collaboration: Camera collaboration with Hillsborough County Sheriff's Office to occur.

Video footage process: The Board reiterated that if an owner has an event where a police report has been filed, then owner can inquire in writing with the Association about obtaining video footage.

Dumpsters:

Dumpster overload concerns: Waste Management reported that a dumpster was overfilled and not serviceable without assistance. Overfilled dumpster charge was \$175. Manager called Waste Management and asked them to waive the fee.

Pad cleaning: Manager to contact Waste Management regarding moving dumpsters temporarily so that dumpster pads can be pressure washed by Rickie Amaro.

Concerns: Drivers continue to leave the fence gates open after service. Gate doors open makes it hard for drivers to see around the corner. Manager to contact Waste Management again.

Landscaping: Owner reported sod issue; looked like chinch bugs, however landscaper indicated that it was grub worms. Decoder replacement occurred throughout community. Board would like a meeting arranged with vendor to walk the community to discuss sod and irrigation issues; herbicide and fertilizer treatment.

Pressure washing throughout community: The Board indicated that pressure washing is not needed at this time.

Rat boxes: Pest control has placed rat boxes at all dumpsters and around some homes on Foxmoor Peak.

Holiday decorations: The Board would like to engage Gulf Coast Outdoors to install holiday lights.

6. Adjournment

Board Comments: The Board would like to send a notice out to residents regarding checking gutters, animal requirements and picking up after your pet, do not feed wildlife, and other items as needed. Hector indicated to board to be thoughtful about an assessment increase due to inflation. Eda indicated that there are cracks in pavers around pool; handyman to assess. Rickie indicated that men's room sink is loose; manager will ask handyman to tighten up sink.

On Motion: Duly made by Eda, second by Hector and carried unanimously.

Resolve: To adjourn the meeting at 7:54 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 11/2/2022

Prepared by Manager on behalf of Secretary