

PANTHER TRACE TOWNHOMES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
12515 Bramfield Drive, Riverview, FL 33579
February 8, 2024
Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:33 p.m. by Renae Feacher. Board member Debra Havanec was also present therefore a quorum was established. Timely meeting notice was confirmed. Doug Pinner represented McNeil Management.

2. Approval of Minutes

The previous meeting minutes were reviewed by board.

On Motion: Duly made by Debra Havanec second by Renae Feacher and carried unanimously.

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

3. Management Reports and Owners Comments

Financial and Management Reports: Reviewed reports.

Common Area Elements:

Landscaping: Board reviewed landscaper proposals for palm tree trimming and new plants near entry, and for the mulch barrier around rear lanais to mitigate damage to screen enclosures.

On Motion: Duly made by Renae Feacher second by Debra Havanec and carried unanimously.

Resolve: To approve the proposal for palm trimming and new plants at entry.

On Motion: Duly made by Renae Feacher second by Debra Havanec and carried unanimously.

Resolve: To approve the proposal for mulch barrier.

Gate: No report.

Pool: Leave pool motor as is for now. Per vendor, motor is a bit noisy, but no need to replace until it fails.

Ponds: No report.

Janitorial: Dumpsters not being dumped every time. Sometimes leaving dumpsters sitting too far forward for gate doors to close. Saturday driver rarely closes doors. Board would like to see more consistency on the time dumpsters are emptied during the week. Requests for proposals from other vendors will be sent out in August 2024.

Board is not completely pleased with Rickie's regularity as well. Ensure he is inspecting on a schedule and providing backup when he is away. Dumpster debris seems to stay around for several days to a week before being removed. The Board is not interested in constant oversight of these two independent vendors.

4. Old Business Items - none

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5. New Business Items

Additional Handyman: Asked Kevin Johnson if he is interested. No response to date.

6. Adjournment

On Motion: Duly made by Renae Feacher second by Debra Havanec and carried unanimously.

Resolve: Adjourn meeting at 7:01 p.m.

Approved at the May 16th, 2024 Board Meeting

Prepared by Manager on behalf of Secretary