

PANTHER TRACE TOWNHOMES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
May 16th, 2024 at 6:30PM
Panther Trace Phase I Clubhouse
12515 Bramfield Drive, Riverview, FL 33579

Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:37PM. With Board Members Debra Havanec, Renae Feacher and Vivian Laster all in attendance, a quorum of the Board was established. Timely meeting notice was confirmed. Gigi Holmes represented McNeil Management. There were two homeowners in attendance.

2. Approval of Minutes

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

Resolve: To approve the February 8th, 2024 meeting minutes as presented.

3. Management Reports

Management will let the Board know what the current money market rate is. The Board may consider moving the money into an account with a better yield.

The Board would like notices sent to Unit ID 3164 regarding leaving trash bags outside of the dumpster and to Unit ID 3163 to politely ask if the tenant will park his oversized vehicle in the guest parking area as a courtesy.

4. Common Area Elements

Landscaping: Fresh mulch will be installed this Spring.

Gate: No incidents.

Pool: There was a discussion as to whether the pool heater is working. Management will check the records to see when maintenance was last done.

Ponds: No problems.

Janitorial: The Board will advertise within the Community for bids on janitorial services. Management will provide a scope of work to the interested vendors.

Management was asked to get quotes from other vendors for the dumpster services Waste Management currently provides.

5. Old Business Items

None

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6. New Business Items

Standards Regarding Storm Doors and Front Entry Screen Enclosures: No guideline changes will be made regarding this item.

7. Adjournment

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

Resolve: Adjourn meeting at 7:54 p.m.

Approved at the July 8th, 2024 BOD Meeting
Prepared by Manager on behalf of Secretary