

Panther Trace Homeowner's Association
Annual Membership Meeting Minutes
January 21, 2008

Annual meeting was called to order at 7:26PM.

Verify Quorum: 80 Lots accounted for.

Verify timely notice of meeting: McNeil Management mailing notice of Annual Meeting to all residents.

2007 Annual Meeting Minutes were read. Motion to approve the minutes was made by Dan Delmonte and seconded by Ed Cansella. All in favor.

Financial Report:

As of 12/31/07 balance is \$35,470.26.

Unfinished Business: None

New Business:

Lengthy discussion was held in regards to the increased Annual Association Dues. The Board explained to the Residents present the reasons for the increase which have been discussed and documented at regular meetings.

Lengthy discussion was held in regards to the proposed amendments on the ballot.

Residents requested that in addition to placing meeting signs at the 301 Entrance to Panther Trace that the Board also place signs at the Balm and Rodeo entrances as well.

Amendment 1. Wording should be changed the words "above provided" to "allowed by law" Amendment passes with 62 votes.

Amendment 2. Change the word "street" to "front of residence" Amendment passes with 57 votes.

Amendment 3. Passes with 64 votes.

Amendment 4. Did not pass. 14 votes for, 66 against.

Amendment 5. Passes with 62 votes.

Amendment 6 passes with 59 votes.

Amendment 7 passes with 54 votes.

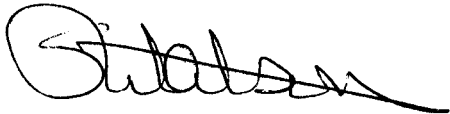
Election of Officers:

The following names were submitted for election to the Board

Betsy Roberts
Carolyn Bellinger
Latara Taylor
Curt Verycusse
Stacey Watson
Judy Stevens
Patrick Grinage

Motion to close nominations made by Janet Horshay, seconded by Fred Taylor, all in favor.

Motion to adjourn made by Victoria Mitchell, seconded by John Bradbury, all in favor.

A handwritten signature in black ink, appearing to be "Stacey Watson", written in a cursive style.

PROXY

The undersigned hereby appoints:

_____ the Secretary of the Association, on behalf of the Board of Directors, or _____ (if you desire, write in the name of your proxy to serve instead)

as my proxy, with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters on behalf of the undersigned at the Annual Meeting of Panther Trace Homeowners Association, Inc., to be held on Monday, January 21, 2008, at 7:00 P.M., at Panther Trace Clubhouse, 12515 Bramfield Dr., Riverview, FL 33579, and any adjournment thereof. This shall be a general proxy.

Limited Powers: I hereby specifically instruct my proxy to cast my vote in reference to the following matters as instructed:

1. Should the proposed amendment to the Declaration, Article XII, Section 10 regarding **non-payment of assessment** be approved?
_____ YES (FOR) _____ NO (AGAINST)
2. Should the proposed amendment to the Declaration, Article XIII, Section 3 regarding **utility sheds** be approved?
_____ YES (FOR) _____ NO (AGAINST)
3. Should the proposed amendment to the Declaration, Article XIII, Section 9 regarding **aggressive breed dogs** be approved?
_____ YES (FOR) _____ NO (AGAINST)
4. Should the proposed amendment to the Declaration, Article XIII, Section 10 regarding **signs** be approved?
_____ YES (FOR) _____ NO (AGAINST)
5. Should the proposed amendment to the Declaration, Article XIII, Section 11 regarding **outside lighting** be approved?
_____ YES (FOR) _____ NO (AGAINST)
6. Should the proposed amendment to the Declaration, Article XIII, Section 24 regarding **garages** be approved?
_____ YES (FOR) _____ NO (AGAINST)
7. Should the proposed amendment to the Declaration, Article XIV, Section 3 regarding **finances** be approved?
_____ YES (FOR) _____ NO (AGAINST)

UNIT OWNER(S) SHOULD SIGN BELOW:

Dated: _____

SIGNATURE(S) OF OWNER(S)

PRINTED NAME(S) OF OWNER(S)