

## **Panther Trace Homeowner's Association**

Meeting Minutes

March 11, 2008

### **Opening:**

Curt Vercrusse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:04pm on March 11, 2008 in the Panther Trace Clubhouse.

### **Present:**

Betsy Roberts

Judy Stevens

Stacey Watson

Carolyn Bellinger

Curt Vercrusse

Doug Pinner, McNeil Management

### **A. Approval of Minutes**

The minutes of the February meeting were approved. Motion made by Betsy Roberts and seconded by Stacey Watson. All in favor.

### **B. Financial Report**

Current Account Balance is \$65,822.05

Homeowners that were given an extension have not made additional contact and will be turned over to the Attorney for collection by the end of the week

126 accounts were turned over to the Attorney for collection.

### **C. McNeil Report**

Homeowners with repeated violations have been turned over to the Attorney for enforcement of the CCR's.

Homeowners with existing storage/trash bins that are not located at the rear of the property have been sent letters requesting that the bins be moved.

In regards to the pergola issue, the attorney sent a letter on March 10<sup>th</sup>. The Homeowner has 20 days to correct the issue or respond to the letter and select a mediator. If neither of these actions is taken, a lawsuit may be filed by the HOA.

**D. ARC Report**

The Board pointed out to the ARC that according to the CCR's, the fact that all requests must be either approved or denied within 45 days otherwise, the Homeowner may commence with their improvement whether or not the improvement is allowed according to ARC guidelines.

**E. Amendments**

The Certificate of Amendments were signed by President, Curt Verycrusse and Secretary, Stacey Watson. Attorney will be filing in the Public Records.

**F. Residents complaints regarding Gazebo**

Many residents residing near gazebo's placed by the CDD are complaining of noise after dark due to kids hanging around the areas. McNeil Management suggests to the Board that this issue be brought to the attention of the CDD by the Board to see if resolution can be made. If a resolution can not be reached, McNeil will contact the Attorney for advice on how the Board should proceed.

**G. Comments from Homeowners**

A Homeowner brought to our attention that he was not receiving mail from the HOA and that his old mailing address was on file. Doug Pinner will look into his account to see why this error had occurred.

Various other complaints were voiced by residents present including mold and commercial vehicles. There was also a complaint of dog waste to which Doug Pinner suggested to the resident that they contact the County and the County would issue the offending resident a fine in this matter.

**H. Website**

Due to complaints raised by Residents, Betsy Roberts asked Curt Verycrusse to bring the website current. If no progress is made by April meeting, the Board will vote on alternative website administration since the Budget allows for this.

**Adjournment:**

The motion to adjourn was made by Betsy Roberts and seconded by Judy Stevens. All in Favor.

These minutes are in summary form.  
Minutes submitted by: Stacey Watson  
Approved By: