

Panther Trace Homeowner's Association

Meeting Minutes

April 8, 2008

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:02pm on April 8, 2008 in the Panther Trace Clubhouse.

Present:

Betsy Roberts

Judy Stevens

Stacey Watson

Curt Vercruysse

Kasey Green, McNeil Management

A. Approval of Minutes

The minutes of the March meeting were approved. Motion made by Judy Stevens and seconded by Betsy Roberts. All in favor.

B. Financial Report

Account Balance as of March 31, 2008 is \$63,167.94.

The Board questioned a fee of \$250.00 for accounting services to Lanese & Associates.

Outstanding accounts total \$14,738.00

C. McNeil Report

Due to the absence of Doug Pinner from McNeil the Board has asked Kasey to pass along the following questions:

Can ARC approval be withheld for non payment of assessments?

What is the Status of Lien Foreclosures?

Can we publish Violation reports on the website?

In regards to the recently passed and filed Amendments, Betsy Roberts makes the motion to send postcards to residents notifying them of the filing of the Amendments and make the amendments available on the HOA website. Motion seconded by Judy Stevens, all in favor.

D. ARC Report

ARC is not receiving surveys with all ARC requests and asks that to avoid further delays that McNeil check for a survey before forwarding the request to ARC and if a survey is not present please return the request to the Homeowner and ask them to resubmit with a survey.

Picket fences are a current issue. They were allowed at one point however, an amendment to the Restrictions disallowed them. Current Owners requesting picket fences are upset that they are being denied when these types of fences already exist within the community.

Fences are being built in the easements and not on the property line as set forth in the Restrictions.

Board asked Kasey to pass along the following questions to Doug Pinner:

Other than the paint colors that are to be on file what other changes were made to the ARC guidelines statute?

ARC obtained colors from all builders in the community, does McNeil have a copy of that list?

E. Update on Gazebo Issue

There have been no additional complaints however juveniles have been seen by homeowner's throwing beer bottles and community patrol has driven by during this occurrence and did not stop. Betsy Roberts will contact the CDD.

F. Pergola Issue

Resident has not responded to Attorney. Judy Stevens makes the motion to authorize the Attorney to file suit against the Homeowner pending the Attorney's clarification of the legal issues. Motion seconded by Stacey Watson, all in favor.

G. Comments from Homeowners

Residents in attendance request a variance for approval of a picket fence. The Board has tabled this issue so that we can inquire as to whether or not the Board has the authority to issue variances.

H. Misc.

Stacey Watson makes the motion to remove Patrick Grinage from the position of Treasurer since he has not attended any of the last 3 Board Meetings. Motion is seconded by Betsy Roberts, all in favor.

Adjournment:

The motion to adjourn was made by Stacey Watson and seconded by Judy Stevens. All in Favor.

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By: