

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

Meeting Minutes  
September 9, 2008

### **Opening:**

Betsy Roberts, Vice President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:01pm on September 9, 2008 in the Panther Trace Clubhouse.

### **Present:**

Betsy Roberts  
Carolyn Bellinger  
Stacey Watson  
Judy Stevens  
Doug Pinner, McNeil Management  
Kasey Green, McNeil Management

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

The minutes of the August meeting were approved. Motion made by Judy Stevens and seconded by Carolyn Bellinger. All in favor.

#### **B. ARC Report**

A wrought iron fence was denied.

Pergola: Attorney notified owner to work with the CDD regarding the lawn mowing issues which, according to the Owner, is the reason he installed the fence. An adjoining Homeowner also contacted the CDD requesting the fence be removed.

#### **C. Financial Report**

Bank Account Balance as of 8/31/08: \$38,048.30  
Delinquent accounts total \$10,306.46  
Many accounts are delinquent due to mortgage foreclosure.  
Currently \$12,508.74 under budget.

#### **D. Board size and Officers**

McNeil is currently waiting on the Attorney to provide language to clarify the number of Board Members so that the By Laws can be amended accordingly.

#### **E. McNeil Management Collection Fee**

It was proposed at the August Meeting that the Board approve a Uniform Collection Policy for McNeil Management to be implemented as of January 1, 2009. The Policy would allow for McNeil to charge Homeowners which are delinquent in payment a fee as a cost of collection.

Motion made to approve Uniform Collection Policy made by Stacey Watson, seconded by Judy Stevens. All in favor.

#### **F. Review ARC Board**

In an effort to promote better communication between ARC Members as well as the Board, the procedures and process of the ARC were discussed. The Board is concerned about liability arising from oversights made by ARC. One case that was cited was the storage bin issue.

ARC meetings will be held at 6:00PM on the day of the Homeowner Association Board meetings. All members present will initial the request form however, only one signature is needed.

All ARC members will be e-mailed incoming ARC request forms. Any originals that need to be sent for purposes of color matching, etc, will be sent to Frank.

#### **G. Color Chart**

A list of colors was obtained by the ARC and presented to the Board, however, the list provides numbers instead of colors. One Builder list does reference that the paint colors are Sherwin Williams and can be located relatively easily however, other Builder lists do not name the manufacturer therefore presenting a challenge.

Doug Pinner stated that the lists can be presented and made of record as is and as more information is obtained, the color list can be amended by the ARC.

Carolyn Bellanger made a motion to accept the colors as presented. Seconded by Judy Stevens. All in favor.

#### **H. Shed Issue Resolution**

Due to what many Board Members believe to be ARC's error, the shed was wrongly approved however, the Board is left with no legal recourse. While the ARC can not override the CCR's, it is extremely difficult to pursue action legally. Therefore, since we can not enforce the rules in this case, the storage shed will remain.

**I. Lawn Issues**

Due to the number of distressed lawns, a suggestion was made that we create a procedure for dealing with this issue. The Board has arranged for lawns to be mowed in the past.

This issue was tabled until the next meeting.

A suggestion was made to add an item to the Budget to include lawn mowing.

**J. Notices Report**

Betsy Roberts read the number and type of violations per enclave.

**K. Homeowner Comments**

Homeowners in attendance are having serious issues with vandalism and crime and asked what recourse the Board had regarding this issue. Unfortunately, the Board can only send a nuisance letter to the Homeowner who is renting the home to the persons creating the problem. It was learned that these persons have been banned by the CDD from use of the facilities and the CDD actually has a restraining order against the individual.

Homeowners in attendance questioned the rental regulations of the Community and asked if the current regulations could be made stricter. This question will be asked of the Attorney.

**Adjournment:**

The motion to adjourn was made by Carolyn Bellinger and seconded by Stacey Watson.

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By: