

Panther Trace Homeowner's Association

Meeting Minutes

July 14, 2009

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:00pm on July 14, 2009 in the Panther Trace Clubhouse.

Present:

Judy Stevens
Betsy Roberts
Stacey Watson
Curt Vercruysse
Carolyn Bellinger
Kasey Green, McNeil Management

A. Approval of Minutes

Motion to approve the June minutes was made by Stacey Watson and seconded by Roberts. All in favor.

B. Financial Report

Balance of \$62,428.77
Delinquent accounts total \$18,869.00

Last month the Board approved the refund of all credit balances, there are still accounts showing credit balances this month. McNeil will refund credits to the Homeowners.

C. Notices

Judy Stevens made a motion to send accounts 4340, 4579, 4612, 4850 and 4862 to the attorney for violation of CCR's. Seconded by Betsy Roberts. All in favor.

D. ARC- Games and play structure Policy

Per the Attorney, the 2007 revision to the Florida Statutes prohibits the ARC from denying any request that is not specifically banned by the CCR's however, stipulations can be made.

The ARC requests that the wording be changed and stipulations be added to the Architectural Review Guidelines as they relate to games and play structures. The requested change is attached hereto and made a part hereof..

Betsy Roberts made a motion to accept the change with the addition that when a basketball goal is not in use it is to be moved to the corner of the driveway by the garage. This motion was not seconded.

Judy Stevens made a motion to accept the change as written, seconded by Stacey Watson. Motion passes with 4 in favor, 1 against.

The new language will be posted on the website so that homeowner's are of the stipulations.

E. ARC

The ARC has denied 4 requests, approved 4 with stipulations, and approved 4 with stipulations. The denied were requests for metal fence, storage bin not located at the rear of the property and a request for paint that was lacking approved colors.

F. Misc.

Homeowner's in attendance expressed their concerns regarding the home next door to their residence which is occupied by Renters. The Homeowner's believe the Renters are engaging in illegal activities and have had the police outside of their home many times. They have been in contact with different agencies and officers within the Sheriff's office however, there is nothing more that can be done. The Homeowner's are asking for HOA help.

The HOA has previously been presented with this issue and has asked the Attorney for guidance on how to restrict rentals in the community. Unfortunately, the current CCR's do not provide a remedy to the situation.

The Board Members will personally call the Sheriff's office to find out what can be done to remove these renters from the property. McNeil was asked to send notices to the Owner of the property notifying them of nuisance activity.

A Homeowner in attendance expressed their concern about a lot owned by Smith Family Homes. The Model home was sold however, there is a vacant parking lot next to the residence that is unsightly as well as frequented by persons not living in the neighborhood. McNeil will contact the owner and notify them of the situation.

Adjournment:

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

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By:

G. Games and Play Structures:

All fixed games and play structures are subject to approval by the ARC and shall be located at the rear of the building not visible from the street, or on the inside portion of the corner home sites within setback lines. Tree houses or platforms of a like, kind or nature shall not be permitted unless approved by the ARC. Portable recreational equipment shall be permitted under the terms and condition in the declaration.

1. Portable basketball hoops which meet all of the following criteria will be approved upon proper application to the ARC:
 - a. Structure must be kept in the driveway, close to the house so as not to obstruct the sidewalk and shall at no time be permitted to be placed in the street.
 - b. Structure shall be maintained in good condition.
 - c. Structure must be stored in a secure indoor location when the local area is under a Hurricane Watch or Warning.