

Panther Trace Homeowner's Association

Meeting Minutes
August 11, 2009

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:04pm on August 11, 2009 in the Panther Trace Clubhouse.

Present:

Judy Stevens
Stacey Watson
Curt Vercruysse
Carolyn Bellinger
Kasey Greene, McNeil Management

A. Approval of Minutes

Motion to approve the July minutes was made by Judy Stevens and seconded by Carolyn Bellinger. All in favor.

B. Financial Report

Balance of \$60,674.58
Delinquent accounts total \$18,187.00

C. Notice Report

4614- Was the color of the house an ARC approved paint color?

D. Smith Family Homes

Attorney Tankel is asking for the property to be removed from bankruptcy so that he can proceed with litigation for the HOA.

E. Unfinished Business

Judy Stevens contacted the Sheriff's office and was told by a Colonel that only 1 call had been made to the Sheriff Department regarding the address in question and that there were no signs of drug activity at the residence. The neighbors who were in attendance disputed this information as they have been in constant contact with law enforcement and various branches of the Sheriff's Dept. A Neighborhood Watch meeting was held by the CDD on Tuesday August 4th and only 3 residents attended. Stacey Watson brought the sign up sheet for Neighborhood Watch so that interested residents could join.

The Board was upset that they had not received a response from the Attorney regarding imposing a ban on rental properties. An Amendment from another Community in Florida was presented by Stacey Watson so that the Board could have a guide to follow in preparing an Amendment on their own. Judy Stevens will type the Amendment with changes per the Board's discussion and

will forward to all Board Members. Once Board is in agreement the Amendment will be forwarded to McNeil for the Attorney to review and approve. The goal is to include notice of the proposed Amendment with the Budget meeting mailing and call a Special Meeting in October solely for the purpose of voting on this Amendment.

F. ARC Report

4 requests have been approved with stipulations and 1 was approved without stipulations.

G. Foreclosure Paperwork

Attorney Tankel's office provided the HOA with an Agreement to be signed. This will allow the attorney to dispute foreclosure filings by Banks when the original Note and Mortgage were not provided. This will allow the HOA to file it's own lien and foreclosure and put it in a position to receive payment of past due fees. There is no cost to the Association.

H. Pergola.

Owner was presented with the offer to pay a reduced amount if paid early, time for response has not expired yet so we do not know if they have accepted or not.

Adjournment:

The motion to adjourn was made by Carolyn Bellinger and seconded by Judy Stevens. All in Favor.

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