

Panther Trace HOA Board Meeting

**December 8, 2009• 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

1. Rental Amendment Discussion- place on ballot for Jan. meeting?
2. Discuss strategy to deal with rental properties

Committees

1. Architectural- ARC report

New Business

1. To be determined

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – [*January 12, 2009 7 PM*]

Panther Trace HOA Board Meeting

**September 8, 2009• 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials

1. Monthly Financial Reports
2. Delinquent Accounts Report

Committees

1. Architectural- ARC report

Unfinished Business

1. Forced Mowing of Vacant Lots
2. Document Amendment

New Business

Adjournment

- Directors Comments
- Open Session for Comments (limit 3 minutes – time permitting)
- Announcement of Next Meeting – *[October 13th @7 PM]*

Panther Trace HOA Board Meeting

**August 11, 2009• 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

1. Drug complaints from 10817 Newbridge (Brian Sudak). Discuss report from sheriff.

Committees

1. Architectural- ARC report

New Business

1. Foreclosure paperwork- Discuss Tankel's new strategy.
2. Discuss neighborhood watch group?

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – [*September 8, 2009 7 PM*]

Panther Trace HOA Board Meeting

**July 14, 2009• 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

1. ARC-Games and Play Structures policy

Committees

1. Architectural- ARC report

New Business

1. Status on legal actions

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – [*August 11, 2009 7 PM*]

Panther Trace HOA Board Meeting

**June 9, 2009 • 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

Committees

1. Architectural- ARC report

New Business

1. ARC-Games and Play Structures policy

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – *[July 14, 2009 7 PM]*

Panther Trace HOA Board Meeting

**May 12, 2009• 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

Committees

1. Architectural- ARC report

New Business

1. Effects of drought on violation enforcement-discussion

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – [*June 9, 2009 7 PM*]

Panther Trace HOA Board Meeting

**April 14, 2009 • 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

1. 11124 Newbridge Dr.- garage door?

Committees

1. Architectural- ARC report

New Business

1. Foreclosure notices to President taken care of?

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – [May 12, 2009 7 PM]

Panther Trace HOA Board Meeting

**March 10, 2009 • 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

1. 12614 Adventure Drive- bush—final cost?

Committees

1. Architectural- ARC report

New Business

1. 11124 Newbridge Dr.- What to do about garage door and occupants?

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – [*April 14, 2009 7 PM*]

Panther Trace HOA Board Meeting

**February 10, 2009 • 7:00 p.m.
Panther Trace Phase I – Clubhouse
Riverview, Florida**

Agenda

Call to order

1. Verify Quorum of Directors
2. Verify Timely Notice of Meeting
3. Approval of Prior Meeting Minutes

Financials and McNeil Reports

1. Monthly Financial Reports
2. Delinquent Accounts Report
3. Notices Report

Unfinished Business

1. None

Committees

1. Architectural- ARC report

New Business

1. 12614 Adventure Drive- bush condition- should we intervene?
2. Discuss proposal from law firm for new process

Adjournment

Directors Comments

Open Session for Comments (limit 3 minutes – time permitting)

Announcement of Next Meeting – *[March 10, 2009 7 PM]*

**Panther Trace Homeowners Association, Inc.
Annual Membership Meeting**

**January 13, 2009 at 7:00 pm
Panther Trace CDD Recreation Center Clubhouse
12515 Bramfield Drive
Riverview, FL 33579**

Agenda

Call to Order

- Verify quorum
- Verify timely notice of meeting
- Reading of minutes

Reports

- Financials

Unfinished Business

- None

New Business

- Open Floor Discussion
- Election of Directors

Adjournment

Directors Meeting to Elect Officers