

Panther Trace Homeowners' Association

Meeting Minutes

March 9, 2010

Opening:

Betsy Roberts, President, called the regular meeting of the Panther Trace Homeowners' Association to order at approximately 7:00 pm on March 9, 2010, in the Panther Trace Clubhouse.

Present:

Betsy Roberts
Curt Vercruysse
Carolyn Bellinger
Don Goldstein
Kasey Green, McNeil Management

A. Approval of Minutes

The minutes of the December 2009 meeting were approved as submitted. Motion was made by Curt Vercruysse and seconded by Betsy Roberts, all in favor.

The minutes of the February 2010 meeting were approved as submitted. Motion was made by Curt Vercruysse and seconded by Don Goldstein, all in favor.

B. Old Business

The Homeowners' Survey has been submitted to the Panther Trace Newsletter Editor for publication in the next Newsletter.

C. Financial Report

Account Balance	\$ 94,757.47
Delinquent accounts	\$32,724.00

62 of the 144 delinquent accounts are in mortgage foreclosure.

D. Violations

Current Violation Notices were reviewed by the BOD.

E. Sunroom

The Chairperson of the ARC presented a draft change to the Architectural Review Criteria regarding sunrooms. After discussion the draft was returned to the Chairperson with suggested modifications. It will be presented to the BOD at the next meeting on April 6, 2010.

F. ARC

Report of the new ARC Chairperson was received.

G. Lawn Basics

Lawn Basics made a proposal to the BOD regarding mowing lawns in the community for the BOD, which is attached to these minutes. There was a motion Carolyn to accept the proposal, seconded by Curt. The motion carried 4-0.

Adjournment:

There was a motion to adjourn which passed 4-0 at 8:00 pm.

These minutes are in summary form.

Minutes submitted by: Don Goldstein

Approved by:

Unofficial Until Signed

LawnBasics
Landscaping & Maintenance



March 8, 2010

Service proposal:
Panther Trace HOA
Mowing and yard maintenance

Kasey Green
McNeil Management
P.O. Box 6235
Brandon, FL 33508

Ms. Green;

Having mowed several properties in various stages of foreclosure and neglect I would like to propose an option to avoid excessive labor and expense to our HOA and community by managing problem properties before they become overgrown.

At this time, I will continue to cut deficient yards at HOA request, at no charge, that meets the criteria below. This is subject to change as the weather improves and my business increases. However, I will advise the HOA, through McNeil Management, in advance when I must start charging for services previously provided at no charge.

I will mow lawns less than 6" in height for a flat rate of \$25.00. This will include edging sidewalks and driveways, weed eating up to the house and/or flower beds and apply weed control on all concrete areas. This rate does not include removal of lawn cuttings, appliances, chemicals, furniture, cutting or pruning of hedges and/or trees. Anything deemed excessive by the HOA or I will be quoted on a case by case basis.

Our goal is to help our community keep the costs associated with neglected properties manageable and cost effective while maintaining our community standards.

LawnBasics
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