

Panther Trace HOA, Phase1  
April 6, 2010; 7pm

1. Call to Order:
2. Accept previous meeting minutes
3. Old Business:
  - a. Survey responses:

I am responding to the survey question.

I do not agree to be assessed an additional \$25.00 per year for you to hire more off-duty Sheriffs for security. I feel the fees are high enough now and I do not feel the added security will be a benefit. What might be better is having a neighbor hood watch.

thank you

Shirley & Paul langlois

Hello, Kevin Coons here, Panthertrace/Stratford resident .I recently received the PT newsletter. There was a survey question regarding security proposing an additional fee increase of \$25.00 per year for xtra sheriff patrol's to be included in our annual HOA fee's and any input.

I would be **opposed** to this or any other fee increase regarding our annual HOA fee's. I have lived in this community since 3/2005. The quality of life here has diminished over that time. In my opinion greatly due to the influx of poor rental candidates/their associates chosen by the homeowners that in the majority don't live in this community i.e. investors nor will probably ever live in here. Recently the HOA attempted to address this matter with a rental ban amendment which would of probably eliminated the problem. However, the majority voted against it more worried about their rental rights taking precedent over the communities safety and quality of life. With that said the CDD hired off-duty sheriff's patrols some time ago after popular demand. It is my understanding it is the CDD's responsibility to provide security services not the HOA. So I don't even know why this is being proposed.

Our HOA fee's have increased since we moved in here from like \$95. a year I believe to the current \$125. or \$150., can't remember last bill just paid it. Anyhow, I personally have notified the HOA several times over the last few years about some violator's of the current CCR'S. Specifically regarding pit bull dog's and aggressive barking dog's, unleashed animals etc. In some cases I believe I made at least 4 or 5 complaint's about one property that has not 1 but 2 pit bull dog's barking etc. What was done? A letter was sent, I'm guessing many times. The result-the dog's are still here and still barking etc.We live near a pond/conservation area. No one is suppose to fish/trespass etc. Sign's were posted etc. I have personally called the sheriff in the past with little result regarding trespasser's. At one point it looked like a fishing tournament on Sat's until the sign's went up. One resident has been sent probably 5 or 6 letter's about no fishing-he still does it just an example. I have seen many homes with not only pit bull's but 150lb rotty's, mastiff's etc. The point being like one CDD board member quoted, with out some kind of enforcement committee etc the CCR'S are pretty ineffective. So why even have a HOA. I commend the folks who volunteer but the HOA appears to be pretty ineffective and an

unnecessary expense. Fl just passed a green lawn bill or whatever it's called. So now when lawns' are brown their is nothing they can do ref water conservation etc. So unless there are 3 foot weeds growing what's the point. Our HOA CCR'S are pretty liberal compared to some other communities. All problem homes just receive a don't do that letter and in extreme cases wasted attorney fee's. I would certainly like to know where some \$30k a year is being spent annually for legal fee's-with exactly what results cost return. I saw some where the HOA fee's are thousands of dollars in delinquent status, I'm sure we'll get stuck with that again next year .Sorry to rant and rave but we're disgusted with this place, it's like we're just throwing our money out the window.Same with the CDD. Those fee's are nearly what county property taxes cost and for what? Our amenity area's are nothing more than the South County YMCA/County Park's/Rec for a lot of folks who don't even live in here. They have to hire pool monitors to keep people out. Who want's to visit a place like that. They had to hire off-duty folks because there are so many problems that have occurred-what a community. Yea I know most of the surrounding area's are dealing with the same, but I don't pay fee's there.

As far as the off-duty patrols. It is my understanding that just PT1 has patrols now.They are 3 hour's in duration and scheduled at random-when?Is this based on crime data or when it's convenient for the folk's who work the details. It would appear our biggest problems occur in here during evening hours. Now that time has changed the rec area's attract even more non-residents-typically teens who speed up and down PT Blvd or have the boom-boom stereo's blaring i.e. traffic violations. I don't want a cruiser driving by my house. I can call the police if I see something aloft i.e. hear it. see it, report it. Panthertrace Blvd is a raceway, especially near the PT1 clubhouse/rec area and through the posted 25mph zones. I rarely see any radar enforcement being done except by on - duty folks in the school zone in the AM. I look at the cost reports submitted by the off-duty folks and they are working when no one is around-late at night-Sun etc. I don't know if they work on their day's off or whatever but "random" doesn't appear to be very productive. The majority of problems occur during peak hours. I'm sure if they started handing out some \$200. speeding fines that would help the problem. I asked if a speed measuring device could be put out in the 25mph zone/Rec area/PT 1 clubhouse area i.e. traffic study device just to show I'm not just pissing and moaning. I guess unless umpteen people "officially" complain or someone gets hurt then you don't get one.

I would like to see the rental home issue re-addressed. Maybe put in place some kind of mandatory rental screening procedure. Right now there is nothing other than a Yearly lease's only CCR-some of these homes have had several renters in and out etc. There was a recent article in the Brandon Times Friday section of the St Pete times in which our community was highlighted. It wasn't a very good light either regarding rental issues etc. There has been an array of problem rental families in here that maybe with a screening process/restriction would of kept them out. There are CCR'S telling us we aren't suppose to have pit bulls. Why not some regarding not renting to drug dealers, felons, sex offenders, burglars, people who got kicked out of their last rental place etc. I would hope the people who voted against banning all renters wouldn't have as much problem with some kind of safety screening process/rental eviction process put in place .I remember in my apt complex renting day's you were assured that a convicted felon wasn't living next

door i.e. back ground checks/rules etc. If you posed a problem or created a rule violation you got 1 maybe 2 friendly reminders the 3rd notice would be an eviction or go get yourself a U-Haul truck and leave. Some of these problem rental homes we have had to call the HOA/CDD/Police etc. It took months to get them out. Thank you-my input.

Hi! In response to your survey question in the April-June newsletter, "Would you be willing to be assessed an additional \$25 per year of your yearly dues so that we may hire more off-duty Sheriff's Deputies for security?"--I vote "No."

While I sympathize with the people who have had their garbage "gone through," I think that our current economic environment should encourage us all to look for creative solutions for funding wants and needs.

For instance, if Panther Trace would like to hire more security, why not find a corporate sponsor in the likes of ADT or some other security company that has numerous accounts throughout our community? In exchange for funding a police presence in the community, Panther Trace could offer comp ads on its web site, on its community boards and in its newsletter. You could run a series of articles in the newsletter (written by the Sheriff's office or the security firm) about safety and position the ad by that editorial.

And speaking of the newsletter, why not convert to a more environmentally and budget friendly digital format? You could e-mail a PDF file, but it would be better to host it from the Panther Trace web site. You even could sell banner and skyscraper ads in the e-mail that delivers the link to Panther Trace residents and owners. Not only would you save the print and postage costs, you would bring in additional revenues and drive more traffic to the web site, which should in turn improve hits and click-throughs and allow you to sell additional online advertising. (This does indeed work. I am publisher and editor in chief of a monthly magazine that earned a nearly six-figure net profit last year--even in the midst of the worst economic and ad sales conditions in decades and when several of our competitors went out of business. And quality did not suffer--we continued to win excellence in publishing awards. We recently introduced a digital edition in addition to our paper one and are converting subscribers now.)

Even if you're not willing to convert from a print to a digital edition, at the least you could seek volunteers throughout the community to hand-deliver the publication to save on postage. That's what was done in Westchase when I lived there and served on the board, and I'm certain that community is similar in size to Panther Trace.

The point is: Twenty-five dollars does not seem like a lot of money, but in fact, it is a 20% increase in our current HOA fees. During a time when energy and water prices are rising, taxes are likely to soon increase, our home values and net worths have fallen, people have lost jobs or been furloughed or gotten paycuts, and seniors are not getting COLA adjustments in their monthly benefits, it seems to be disrespectful to require people to pay one more cent when all revenue-raising and budget-cutting avenues have not been pursued.

Please, act like smart entrepreneurs, not like members of Congress.

Regards,  
Stacey L. Bell  
12806 Standbridge Drive

4. New Business:
  - a. Financials-
  - b. Delinquent accounts-
  - c. Notices Reports:
  - d. ARC Committee
    - i. Sunroom