

# WORTHINGTON

COMMUNITY ASSOCIATION, INC.

**Board of Directors Meeting  
May 15 2019  
Panther Trace II Clubhouse  
Meeting Minutes**

**1. Call to Order-Certifying of Quorum**

The meeting was called to order by President, Jim Bishop at 6:30 p.m. Board members Kaali Cohen and Joe Cavanaugh were also present, therefore a quorum was established. It was confirmed that timely notice occurred. Jeana Wynja represented McNeil Management.

**2. Approval of Minutes**

The manager presented the board meeting minutes from February 4, 2019 and February 27, 2019.

**On Motion:** Duly made Joe Cavanaugh, second Jim Bishop, carried unanimously.

**Resolve:** To waive reading of the minutes and approve as presented.

**3. Management Reports** - Manager presented Financial and Management reports. The Board decided to send a Final Notice for Unit ID #'s 9550, 9595 and 9605.

**4. Business Items**

**Owner Questions:** Owner question about placing a POD in his driveway. Manager encouraged owner to call or email McNeil Management with his address and the dates of placement.

**Covenant Enforcement:** Manager explained the covenant enforcement process to the Board regarding the number of notices mailed, criteria for placing on the Violations Report, exceptions for immediate enforcement, ranking while on the Violations Report (1=most severe and 5=least severe). Manager explained the hopper system if the Board chooses to use so to keep attorney action at a manageable cost. Manager explained costs involved to use attorneys for covenant enforcement.

**On Motion:** Duly made Kaali Cohen, second Jim Bishop, carried unanimously.

**Resolve:** To utilize attorney Anne Malley for covenant enforcement.

**Board Comments:** Electric bill appears to have increased significantly; manager to look into.

**Manager Comments:** Manager presented an Affidavits of Mailing regarding the new standards and paint palette on March 6, 2019 and the Severed Drain Line letter mailed to all owners on March 27, 2019. The Board decided to keep an eye on the cracking around manhole covers to see if they enlarge, but they do not wish to engage an engineer at this time to inspect further. The Welcome Packet to new owners has been updated to include information regarding the master drainage plan. A dead palm tree has been removed from the front entry area; a new palm will not be planted in its place due to the disease of the palm removed (ground contamination).

**5. Adjournment**

**On Motion:** Duly made Joe Cavanaugh, second Kaali Cohen, carried unanimously.

**Resolve:** To adjourn the meeting at 7:28 p.m.

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Prepared by Manager for Secretary