

April 24, 2018

Annual HOA Meeting Notes

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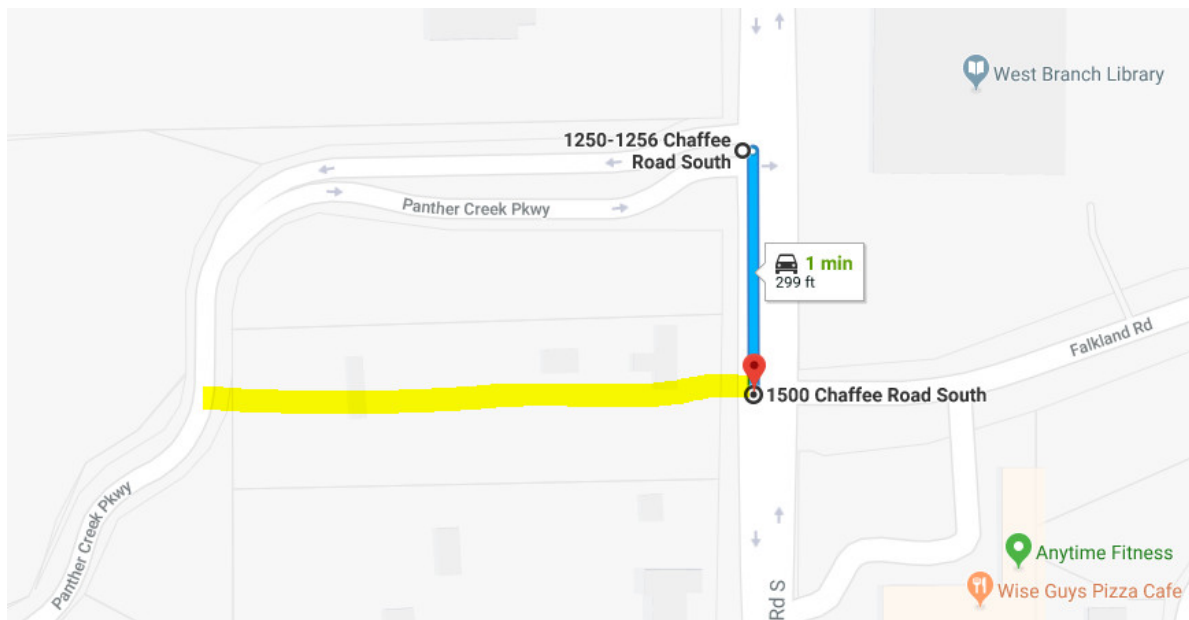
Introduction

Introduction and explanation of BCM Services, our Association Management Company. Mr. Davis is a long time West Side resident and was assigned to Panther Creek for about 4 weeks ago. Tim is eager to make this a wonderful place to live. He lives nearby and can respond to issues very quickly. He encourages residents to reach out to him with any issues and provided his business card to everyone in attendance.

Open the floor to questions

Question regarding changes in the entrance.

Response: The Chaffee Road entrance will be MOVING approximately 300ft SOUTH to connect with Falkland Road at the light. The property is already owned by the developer. The entrance that is planned will be a showpiece for the area. We will have a water feature and a large bronze panther. The area that is currently being used as the entrance will be converted to a greenspace area for community use, ie a park, dog park or something of that nature. Tim will share plans with us when they are available to him. No timeframe has been confirmed. Example:



Will we be getting a second entrance?

Response: Not technically. The Planned Unit Development (PUD) to redevelop the golf course and build an additional 685 homes will take up 388 acres behind Panther Creek South to New World Ave. This will connect the new subdivision Liberty Square with Panther Creek. Liberty Square and Panther Creek have the same developer. Liberty Square is already selling lots. For more information on Liberty Square Click Here: <https://www.dreamfindershomes.com/liberty-square/>

The PUD is public record and links will be posted on the Community Facebook Page and Community Web Page

Why are our ponds neglected? Who is responsible?

Response: The company BCM has hired to maintain our pond/drainage system is Lake Doctors. Tim has ordered a full inspection and report of all ponds in our community to address concerns and culvert repairs. He will be sure water is tested for any harmful bacteria, etc and will provide a full diagnostic report. If Tim feels that Lake Doctors are not meeting our needs/expectations he is open to getting bids from other companies. Tim will begin working on this immediately.

Why are there still people fishing in the ponds when there are signs prohibiting fishing?

Unfortunately, signs cannot enforce a rule. The reason that the signs are in place are not only to prevent trespassing, but also to prevent removal of the fish that have been stocked to control the grass and bug population and maintain the ecosystem of the ponds. Tim encourages residents to contact him and report incidences where they see people fishing/parking illegally.

Who is responsible for the upkeep of our entrance and grounds? The entrance area needs attention (i.e. pressure washing and repainting the faded sign). The abandoned community center is dilapidated and an eyesore.

Response: Tim will look at the entrance and make notes on what issues need addressed and be sure that it is taken care of. Any issues with grounds maintenance should be brought to his attention. Tim will be adding waste baskets to the dog stations and he will take care of having them maintained as well as the wastebasket at the entrance.

Community Center: As per the PUD report, once an additional 300 homes are completed, the developer must put in a pool and recreation/community center. This has already been planned. There is no timeframe on this project as it depends on how long it will take to sell/build out the 300 lots. This will be shared between Panther Creek and Liberty Square. There is no plan to increase dues since there will be an additional 300 homes contributing to the budget.

Tim would like to see our current community center revitalized well before the proposed 300 homes are built. He will work with the developer to see if we can make this a priority.

Who is responsible for enforcing the Covenants and Restrictions and what penalties are levied to those in violation?

Tim monitors the neighborhood about once a week. He sends out letters to those who are in violation and the resident is given a timeline to correct the violation. If that deadline is not met, a second violation letter goes out. If that second deadline is not met, a 3rd and final notice goes out. After that, they will receive a letter from the attorney, which is a \$125 fee. If the issue is still not corrected it will go into mediation which can cost the homeowner thousands of dollars.

*If you have received a letter from Tim regarding a violation that you do not agree with, please feel free to contact him and resolve the issue. If you see violations that you would like Tim to address, please feel free to contact him and he will resolve the issue.

Can we have speed bumps?

We would need to obtain signatures from 75% of the residents in favor of the speed bumps before a speed bump study can be done.

Why are cars still parking on the street if it is a violation of our Covenants and Restrictions?

Cars parking on the street is a safety hazard and not allowed as per our C&R. However, city laws take precedence over our C&R so they would have the final say on what is legal/illegal for ticketing purposes.

What do we do if we have concerns regarding construction crews/developer causing damage to our property?

Any time you have an issue please contact Tim and he will try and get the issue resolved for you.

Are you aware of any commercial development proposed for our area? In addition, will Chaffee Road become a four-lane road?

These are questions for our City Councilman, Doyle Carter. Tim will get with Doyle and potentially get him to come out to a community meeting to discuss plans for our area.

In what cases do we have to submit a request for approval to make changes to our property?

Anytime you are considering making changes to the outside of your home/property, it is best practice to contact Tim and ask if you need approval. This process is quick and painless.

What is PCCA?

Response: Gregg Conner spoke briefly on PCCA (Panther Creek Community Association) – we are not the HOA - we are a group of residents that meet monthly to plan upcoming community events and discuss ways to better our community. We are led by Gregg Conner and Christina Bennett. Gregg presented a list of accomplishments that PCCA has been able to make happen in the community in a short period of time. (attached) Greg also distributed a flyer with contact information. He also writes a quarterly newsletter which is distributed by BCM Services.

In closing

Please be sure to go to BCM services website and print/email this form so you can be sure that you are receiving communication from Tim.

<http://www.pablobay.com/Blank%20Email%20Authorization%20Form.pdf>

Please reach out to Tim if you have concerns or issues. We will be preparing a FAQ sheet with answers to Frequently Asked Questions which will be distributed on the community website, and by email.

If you need a copy of the Covenants and Restrictions, please reach out to him. They will also be posted on the community website.

Panther Creek Community Association (PCCA)

Working together to understand the interests, concerns, and needs of our community.

Review of Accomplishments

June 2017 – Panther Creek Community Association was established.

- Facebook page, Website, email address, email distribution list and Group Me created.
- Monthly meetings established.
- Activities, Block Captains, Quality of Life, Safety and Welcome committees established.

September 2017 – 1st edition of the PCCA monthly newsletter.

October 2017 – 1st Annual PCCA Garage Sale.

November 2017 – 1st Annual Panther Creek Light Up Night.

January 2018 – Creation of Neighborhood Watch Program.

February 2018 – PCCA Business & Services Directory created.

March 2018 – Benches and dog stations installed in the community.

- Walking club established.

April 2018 – Two commercial tents, two tables, and two large coolers purchased for community events.

- One storage unit on 103rd street to stored items for PCCA.

Future events:

- Spring Community Yard Sale – Saturday, June 2, 2018
- 1st Annual Community Day

Little Known Facts:

- Over 110 members.
- BCM mails out 213 PCCA newsletters and email 56.

Website: www.neighborhoodlink.com/panther_crk

Email: panthercca@gmail.com

Facebook: "Panther Creek Community Association (official)".



An Association Management Company

Summary of Services

With the Board's direction, as your management company we will:

1. Collect dues. This includes printing and mailing invoices as well as follow-up statements. We will process liens and foreclosures when necessary.
2. Oversee the maintenance of all common areas. This includes obtaining bids for landscaping, retention pond algae control, etc.
3. Handle homeowner's complaints and concerns as it pertains to the subdivision, which includes writing violation letters.
4. Review Architectural Review requests with recommendation for Board's action, which includes writing approval/denial letters.
5. Perform property inspections.
6. Compile a monthly financial report and monthly recap reports for Board of Directors.
7. Prepare a yearly budget for Board approval.
8. Process all Community Association's general correspondence.
9. Pay expenses associated with the operations of the association.
10. Report to your Board of Directors.
11. Coordinate and attend Board Meetings as requested.
12. Provide information to closing attorney for home purchases.
13. Work with insurance broker to ensure compliance with insurance requirements.
14. Assist in Board elections.
15. Monitor utility services.
16. File and store all Association documents.
17. Coordinate all mailings.
18. Coordinate membership meetings.
19. Provide on call services for emergencies.