

## **FOXWOOD HOMEOWNERS' ASSOCIATION, INC.**

**NOTICE IS HEREBY GIVEN** that the 2024 Annual Meeting will be held at the date, time and place posted below:

**DATE:** Tuesday, March 19<sup>th</sup>, 2024  
**TIME:** 5:30 PM  
**PLACE:** E Manatee Fire Rescue Admin Building  
3200 Lakewood Ranch Blvd Bradenton FL 34211

### **2024 ANNUAL MEETING AGENDA**

1. Call the meeting to order and show proof of notice
2. Determination of a quorum of the membership
3. Approval of the 2023 Annual Meeting minutes
4. Officers Reports
5. New Business
  - Election Results
  - Carryover Vote
6. Adjournment

~Immediately following the Annual Membership Meeting and Election of Directors will be the Organizational Meeting to appoint Officers to the Board of Directors~

### **ORGANIZATIONAL BOARD OF DIRECTORS**

1. Call to Order and Establish a Quorum is present
2. Acknowledge Posting of Notice
3. New Business
  - Officer Positions
4. Next Meeting Date / Adjournment

Prepared by:

*Nicole Banks* / LCAM  
Community Association Manager

#### Enclosures:

- 2023 AGM Minutes, Proxy, Election Ballot and Bios of who submitted one

## **FOXWOOD HOMEOWNERS' ASSOCIATION, INC.**

**DATE:** Monday, March 27<sup>th</sup>, 2023  
**TIME:** 5:45 PM  
**PLACE:** E Manatee Fire Rescue Admin Building  
3200 Lakewood Ranch Blvd Bradenton FL 34211

### **2023 ANNUAL MEETING MINUTES**

1. Call the meeting to order and show proof of notice: The meeting was called to order at 6:05pm. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum of the membership: A quorum was present with 28 members present and by proxy.
3. Approval of the 2022 Annual Meeting minutes: MOTION made Tony, seconded by Anita, to approve as presented. MOTION passed unanimously.
4. Officers Reports
  - Tony provided an update regarding the trails.
  - Road signs are planned. Manatee County grant for \$10,000 will be requested.
  - Tony confirmed the budget is on target.
5. New Business
  - Floor Nominations, Election Results:
    - Homeowners, Joni Reid, and Anita Zavacky, volunteered to verify the count. The membership present, unanimously agreed to Joni and Anita to verify the count.
    - The ballots submitted were counted. The top five votes were: Keith Downs, Stephanie Little, Nikki Olarsch, Hannah O'Reilly, and Tony Wood.

Homeowner Comments:

  - FDOT ST 70 widening was discussed.
  - ATVs are not permitted on the trails. A pole was suggested.
  - A directory was discussed.
  - Gated Community was discussed. This would increase values and security.

Carryover Vote: MOTION made by Nikki, seconded by Tony to approve the 2022 carryover. MOTION passed unanimously.
6. Adjournment: With no further business to discuss the meeting adjourned at 6:52pm.

~Immediately following the Annual Membership Meeting and Election of Directors will be the Organizational Meeting to appoint Officers to the Board of Directors~

# FOXWOOD LIMITED PROXY FORM

Directions: Please fill out this limited proxy form and mail it to **Sunstate Association Management Group at P.O. Box 18809, Sarasota, Florida 34276. You may also email it to [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com)** . Only one homeowner needs to sign. Do not fill out the Substitution of Proxy Holder form. Your proxy holder will need to fill it out if he or she cannot attend the meeting.

## LIMITED PROXY FOXWOOD HOMEOWNERS ASSOCIATION, INC.

The undersigned owner of a Foxwood home, who resides at \_\_\_\_\_ (your address) in Foxwood Homeowners Association, as a member of the Foxwood Homeowners Association, I hereby designates and appoints Mr./Ms. \_\_\_\_\_ (another Lot/home owner), as my Proxy holder to attend and vote as described herein at the annual meeting of the members of the Foxwood Homeowners Association, Inc., currently scheduled to take place at E Manatee Fire Rescue Admin Building 3200 Lakewood Ranch Blvd Bradenton FL 34211 **on Tuesday, March 19<sup>th</sup>, 2024 at 5:30p.m.** If the proxy holder designation above is left blank I appoint the President of the Association as my proxy holder. The Proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution. The Proxy holder's authority is limited as indicated below:

**LIMITED POWERS:** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

**CARRYOVER:** Any excess of Membership Income over Membership Expenses for the year ended December 31, 2023, as defined in IRC Sec 277 shall be applied against the subsequent tax year members' assessments (operating or reserve) as provided by IRS Revenue Ruling 70-064. (If not carried forward the excess would be subject to Corporate Income Tax.) The Board recommends you vote YES for the carryover.

☐ YES ☐ NO A check in the "YES" box means that you are in favor of the carryover.

Date: \_\_\_\_\_  
Signature of Lot /Homeowner

Print your name here: \_\_\_\_\_

Print your address here: \_\_\_\_\_

.....

### Substitution of Proxy Holder

*DO NOT FILL OUT – YOUR PROXY HOLD WILL NEED TO FILL OUT IF HE OR SHE CANNOT ATTEND*

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_ to substitute for me in voting the proxy as set forth above.

\_\_\_\_\_  
Signature of proxy holder

Date: \_\_\_\_\_

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETINGS FOR WHICH IT WAS GIVEN.**

## Election Ballot Foxwood At Panther Ridge 2024

**Meeting Date: March 19<sup>th</sup>, 2024, at 5:30 P.M.**

E Manatee Fire Rescue Admin Building 3200 Lakewood Ranch Blvd Bradenton FL 34211

PLACE A CHECK OR X MARK NEXT TO EACH OF YOUR CANDIDATE CHOICES.

VOTE FOR FIVE (5) CANDIDATES ONLY.

BALLOTS WITH VOTES FOR MORE THAN FIVE (5) CANDIDATES WILL BE DISGARDED. ONE (1) BALLOT PER LOT OWNED.

☐

**Keith Downs**

☐

Write-In Candidate

☐

**John (Jack) Mandula**

☐

Write-In Candidate

☐

**Nikki Olarsch**

☐

Write-In Candidate

☐

**Hannah O'Reilly**

☐

Write-In Candidate

☐

**David Ways**

☐

Write-In Candidate

☐

**Tony Wood**

\*Floor nominations may be accepted at the meeting.

Also attached are candidates' information sheet for those who submitted one.

DATED: \_\_\_\_\_

Voter Name: \_\_\_\_\_

Voter Signature: \_\_\_\_\_

Lot # and Address: \_\_\_\_\_

Are you a Proxy Holder: \_\_\_\_\_ Yes or \_\_\_\_\_ No

Please mail this Ballot to Sunstate Association Management Group at P.O. Box 18809, Sarasota, Florida 34276

You may also email it to [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com) or bring to meeting with you.

# John (Jack) Mandula

7816 213th St E, Bradenton. FL 34202

404-713-9112 (M)      jackmandula@gmail.com

Jane and I have been residents of Panther Ridge Foxwood for 2 years, moving in Feb 2022 after a long build that we started just before COVID19 hit in Jan 2020. We searched for an equestrian community in the Sarasota area for over 2 years hoping to buy an existing home, visited Foxwood in 2018, toured the partially built home we eventually bought, kept searching in other equestrian communities and came to realize we were going to have to build to get what we wanted, bought our partially finished home and started the build process.

What drew us to Foxwood was, I'm sure, the same thing that many of you found attractive: friendly neighbors yet with privacy; equestrian, hiking and cycling trails just outside our front door; living with nature instead of tearing up natural habitat; all combined within a tranquil community just minutes to beaches, restaurants, shopping, schools, churches and entertainment.

So how do we make our slice of paradise the premier countryside community in the area? I suggest we start by soliciting and listening to input from homeowners to create a common vision of what we want Foxwood to be: How will the widening of SR70 affect us? What are the spending priorities for our annual dues? Should we invest more in our Foxwood Park and trails? How do we appeal to prospective homebuyers? How do we build more community within Foxwood? How to communicate Board actions and community events with everyone? And many more...

As you can see, there are many questions that need discussing and prioritization, resulting in a game plan spearheaded by the Board. This is where my 25+ years of professional experience - in project and operations management, engineering, building global support services, senior management, boards of directors and numerous community volunteer roles - will allow me to provide the necessary leadership for your Board to successfully work through these and other questions to elevate our community to the next level.

I ask for your vote to the 2024 Foxwood HOA Board.

## **David E. Ways**

19706 77<sup>th</sup> Avenue East, Bradenton. FL 34202

941-773-1898 (M)      dew@skeeta.com

Olga and I have been residents of Foxwood at Panther Ridge for 20 years this fall, and have enjoyed living here and raising our two children Aaron and Mira. Over the years we have become friends with many of our neighbors, and we always look forward to the occasional gatherings with them.

From our experience, Foxwood has always been well managed and we appreciate all the effort from the previous Board members who have volunteered their time to preserve the character, and maintain the amenities (trails & park) of our unique equestrian community.

We have been asked to participate on the Board to offer our thoughts on how we may help to engage the members of our community, to foster dialog on new ideas on how Foxwood may continue to preserve and enhance the place we all call home; and we would be happy to do so if elected.

I look forward to seeing you at the "Meet the Candidates" gathering at Foxwood Park on Sunday 2/25/2024 at 2pm.

I ask for your vote to the 2024 Foxwood HOA Board.