

FOXWOOD AT PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC
BUILDING REVIEW BOARD
DRAFT

DATE: Saturday, June 26, 2010

LOCATION: Austin Residence

CALL TO ORDER: The Board of Directors meeting was called to order at 10:10 AM by Jeff Scott as Chair Person.

DETERMINATION OF A QUORUM: A quorum was established with five Board members present. Those members present were President: Jeff Scott, Vice President: Ted Meuche, Secretary; Anita Zavacky, and Director; Ken Scheidt. Also present was Michelle Thibeault of Sunstate Management Group and several homeowners in the audience

PROOF OF NOTICE OF MEETING: The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

MINUTES: A **motion** was made by Ken and seconded by Jeff to approve the previous minutes. The motion was unanimous.

HOMEOWNER DISCUSSION: Several homeowners were concerned about the county coming into Foxwood and doing work that was not approved by the Board of Directors or the membership. As reported by Ted Meuche, Greg Alonzo from the county made it very clear that an owner in Foxwood requested that the work be done. The Board will post on the website that all work requests that affect the entire association need to come through the Board of Directors. The homeowner of lot 11, also, noted that the county road is eroding near the corner of 213th Street and Deer Point Crossing, in addition to storm drain back-ups.

PRESIDENTS REPORT: As reported by Jeff Scott. Jeff proposed to the Board that the landscape contract be bid out this year. Michelle reported that an RFP (request for proposal) would be given to three landscapers as well as Campbell Landscaping and that she would instruct the vendors to provide sealed bids.

TREASURERS REPORTS: As reported by Jeff Scott and attached to these corporate records, Jeff instructed Michelle to make sure that the financials are on an accrual basis and not on a modified cash. Jeff made a **motion** and Ted seconded to change the financials from modified cash to accrual. The motion carried. Ken made a **motion** and Jeff seconded to take out a 24,000 CD at 1.8% for 18 months.

MANAGEMENT REPORT: As reported by Michelle Thibeault of Sunstate Management Group;
Lot 47: The temporary barn structure has been taken down. No reply back from Lot owners' Attorney.
Lot 19: Still has not replied as to if the Board may trim back the palmettos.

After a brief discussion over the liens and foreclosures, Ken made a **motion** and Anita seconded to instruct Michelle to have the Attorney perform a "motion to compel" on lots that are seriously past due on their maintenance fees.

Signs at the Park: Meeting to be determined.

COMMITTEES

Concession: As reported by Anita Zavacky. Anita met with Gerry Leathers of the Concession. Anita's goal was to establish a relationship between Foxwood and the concession. Clay Rhyne contacted Anita in regards to the vandalism to the Foxwood sign. Clay told Anita that he original sign cost the Concession approximately \$2,500. He, also, reported that their insurance would not cover the sign and gave Foxwood permission to fix the sign at the cost to Foxwood.

Trails/Roadsides: Jeff reported that the bridges are washing out and a lot of overhead trail trimming is needed. A motion was made by Anita and seconded by Jeff to accept Ted as the Chairman on the Trails Committee. Ken to supply a trail map to Ted. It was, also, note that shell needs to be applied to the trails.

Storm Water Drains: As reported by Ted, Mr. Allonzo from the county told him that they do not have maps of the drain systems.

BRB:

Bids for 6' & 8' fence: BRB is seeking bids.

Lot 54: The BRB reported that lot 54 still has not sent in an application to the BRB to build on their lot. The Board instructed Michelle to send a friendly reminder to the homeowner the application has not been received

Lot 48: The BRB reported that lot 48 still has not sent in an application for landscaping. . The Board instructed Michelle to send a friendly reminder to the homeowner the application has not been received.

Lot 19: Has requested an application to build, but, the BRB still has not received an application to build on the lot.

Lot 44: Trees were approved for lot 44. The homeowner requested an application to do a buffer around the lot.

Unfinished Business: Please view the website at www.myfpr.com

NEXT MEETING DATE: Saturday, July 31th at 10AM. Location: Austin residence at 7621 209th Street East.

ADJOURNMENT: There being no further business to come before the Board, Anita **moved** to adjourn, which was seconded by Ted. The motion carried unanimously and the meeting was adjourned at 11:45 p.m.

Respectfully submitted,

Michelle Thibeault/CAM
Community Association Manager
For the Board of Directors at Foxwood at Panther Ridge