

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

APPROVED

DATE: Saturday, July 31, 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 four Board members present. Those members present were President: Jeff Scott, Vice President: Ted Meuche, Secretary; Anita Zavacky, and Director; Ken Scheidt. Absent: Roni Duthie. Also present was Michelle Thibeault of Sunstate Management Group.

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 Anita and seconded by Ted to approve the previous minutes. The motion was unanimous.

PRESIDENTS REPORT: As reported by Jeff Scott.

Homeowner compliance: As planned, Jeff and Anita reviewed all of the homes compliance issues at Foxwood. Jeff and Anita inspected several of the homes and found that it was evident that many of the homes need some work. Jeff reported that the committee instructed Michelle to send out a reminder notice to all homeowners. The letter will go out via email as well as U.S. mail. Jeff is hoping it will bring attention to the community and maybe a chance to get owners to maintain their homes.

Entrance sign: Jeff reported that the Foxwood sign is owned by the Concession and that the Concession is not planning on fixing the sign. However, the Concession originally paid for and put the sign at the entrance. Jeff thanked Dennis Austin for volunteering his time to repair the sign. Dennis asked that the management company instruct Ms. Utilities to have the location marked. The sign is schedule to be fixed in August.

Alligator signs on homeowner property. Jeff reported that the Board and management are in receipt of a complaint letter opposing the signs put up on private homeowner's properties by the Board of Directors. Jeff reported that he has since taken down the sign.

Mailbox Vandalism: Jeff reported that the Board and Management received a phone call complaint of mailbox vandalism at Foxwood.

TREASURERS REPORTS: As reported by Jeff Scott and Michelle Thibeault and attached to these corporate records, Michelle reported on the accounts receivable. Michelle reported that there was some movement at Foxwood and many calls were received by various agents on various homes. Jeff reported that in 2010 Foxwood is funding the reserves and do not have to fund homeowner bad debt and foreclosures yet. Jeff reported that - "we are holding tight to the budget this year". Jeff reported an average balance of 17,900 to \$19,100 in Operating. There are many places in the budget that we are under budget. However, the Foxwood accounts receivable are up to \$30,000. The financials have been changed to accrual per Board motion at the last meeting and the new CD is on the financials at 1.8%. After some discussion, Jeff made a **motion** to re-allocate the unallocated interest into trails. The motion carried. A **motion** was made by Jeff and seconded by Anita to approve the financials as presented. The motion carried.

Scrub Jay Preserve: After a brief discussion, Jeff reminded the Board that the obligation of the Board to the Scrub Jay Preserve is limited to solely to the trails in the preserve.

MANAGEMENT REPORT: As reported by Michelle Thibeault of Sunstate Management Group; Several homeowners are in non-compliance. The notice to all homeowner will go out via us mail and email the week of August 2.

Action List: Michelle presented the action list for the Board review.

COMMITTEES

Concession: The Board instructed Michelle to find out about the putting up of signs on private property as well as putting a new sign on the Concession property and no solicitation at the entrance(s). Jeff to pull out previous Attorney verbiage on the signs.

Park: Jeff to put up basketball hoop at the park. Michelle to order net as well as a new weather resistant bulletin board with openings for homeowner postings that does not have a lock and key.

Storm Water Drains: As reported by Ted, the vault at the county does not have the maps online. Ted will go to the county and get copies of the maps for the association files.

BRB: Michelle presented the approved BRB application for Lot 48. Ken Scheidt and BRB to look at the no trespassing signs.

Social Committee: The Annual Social Committee neighborhood barbecue will be held on October 9, 2010 from 2:00 to 8:00. Emails invitations will be mailed to all the owners in September. Anita reported that it is pot-luck, if anyone wants to bring a plate, please contact Anita at zavackya@tampabay.rr.com

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

NEXT MEETING DATE: Saturday, August 28th at 10AM at the Zavacky Residence at 7821 205th Street East

ADJOURNMENT: There being no further business to come before the Board, Jeff **moved** to adjourn, which was seconded by Anita. The motion carried unanimously and the meeting was adjourned at 12:07 p.m.

Respectfully submitted,

Michelle S. Thibeault

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