

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

DATE: Saturday, August 28, 2010 at 10:00 AM

LOCATION: Zavacky 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: Roni Duthie Absent: Ken Scheidt. 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 Jeff and seconded by Anita to approve the previous minutes. The motion was unanimous.

PRESIDENTS REPORT: As reported by Jeff Scott.

Homeowner compliance: As planned, management sent out a friendly reminder letter to ALL the homeowners reminding them that it is that time of year again that we all begin to clean up our yards. Anita reported that there appears to be some activity since the letter was sent out to the homeowners. Jeff reported that a lot of owners are not aware of the monthly inspections and reports.

Entrance sign: Jeff reported that the Concession approved a cap on the sign. However, the Concession will not let Foxwood move or change the sign. Michelle expressed concern that the sign as yet to be repaired. Jeff reported that the sign is owned by the Concession and approval of Foxwoods requests had to be received before the repairs were to be completed. The sign is planned for the month of September.

Alligator signs on homeowner property. Removed until further notice.

Mailbox Vandalism: Jeff asked Michelle if there were any more reports of mailbox vandalism. Michelle reported that she had not seen or heard of any since the homeowner complaint in July.

TREASURERS REPORTS: As reported by Jeff Scott attached to these corporate records, Jeff reported on the financial status of the association. Jeff stated that the association financials have been changed from a cash basis to an accrual. Michelle reported that the taxes were previously done on an accrual basis and not on a cash basis and could not be changed back to cash basis. Jeff instructed Michelle to talk to the Accountant about not funding the reserves next year since Foxwood has adequate funds in the event of a catastrophe. Michelle reported that the Board would need to seek a vote of the membership to waive the funding of the reserves. This would be handled at the Annual Meeting of the membership. Jeff reported that the receivables are down from 30,000 in July to \$26,900 in August. Jeff reported that the association is holding its own and that the previous Board budgeted for an adequate amount of bad debit. Jeff reported that the association took out 2 CDS; 1 for 18 months and 1 for 6 months and the association made \$818 to date. A **motion** was made by Anita and seconded by Jeff to approve the financial as presented. The motion carried.

Foreclosure Update: As presented by Michelle Thibeault and attached to these corporate records, Michelle Thibeault presented the quarterly foreclosure report from Attorney Michelle Stellaci. Jeff instructed Michelle to ask the Attorney if the association should foreclose. After some discussion, a **motion** was made by Jeff and seconded by Anita to proceed with the foreclose on lot #____. The foreclosure is contingent upon Attorney agreement.

MANAGEMENT REPORT: As reported by Michelle, several homeowners are in non-compliance.

Action List: As attached to these corporate records, Michelle presented the action list for the Board review.

COMMITTEES

Concession: As reported in these corporate minutes, the concession has approved the repair of the Foxwood sign at the Concession entrance.

Park: Ed Reid presented bids for the fence at the park. 3 bids for a wire fence were presented to the Board. Michelle informed the Board that the fence needed to be BRB approved and follows the BRB guidelines. Ed will revise the bids and report back to the Board. After a lengthy discussion on a possible fence at the park entrance, Jeff reminded the Board that communication with the homeowner will be imperative before any action is taken.

Trails: Trail review delayed due to bad weather.

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: See Park.

Social Committee: The Annual Social Committee neighborhood barbecue will be held on October 9, 2010 from 2:00 to 8:00 PM. 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. Our website is being update monthly by Marina Schwartz

New Business: Ted reported that the landscapers were concerned about the excess manure placed on the common areas. The landscapers reported to Ted that the manure was clogging the mowers.

NEXT MEETING DATE: Saturday, October 2th at 10AM. Place: TBD

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: 40 p.m.

Respectfully submitted,

Michelle S. Thibeault

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