

FOXWOOD AT PANTHER RIDGE HOA

BOARD OF DIRECTORS MEETING MINUTES

AUSTIN RESIDENCE

SATURDAY, OCTOBER 9, 2010 AT 2:00 pm

CALL TO ORDER: The Board of Directors meeting was called to order at 2:00 PM 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, Secretary; Anita Zavacky, Director; Roni Duthie, Director; Ken Scheidt. Absent: Ted Meuche, Vice President. 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.

Concession/Foxwood Right of Way: As attached to these corporate minutes, Jeff reported on the Attorney's legal opinion. It was determined that the fence put up by the Concession was indeed on Concession property. After a brief discussion, Ronnie made a **motion** and Anita seconded to ask Jeff to get a price a walkway on Foxwood property to allow homeowners access again to the Foxwood trails. Jeff will have the price by the November meeting.

Signs on the Trail: Jeff asked the Board to revisit the signs on the trails.

Trails: Jeff asked the Board to entertain that the rail trail bridge be resurfaced. A **motion** was made by Roni and seconded by Anita to approve the resurfacing.

TREASURERS REPORTS: Jeff reported on the September financials. Jeff made a **motion** and Ken seconded to approve the financials as presented. The motion carried.

MANAGEMENT REPORT:

Action List: As attached to these corporate records, Michelle presented the action list for the Board review. Michelle reported that several homeowners are in non-compliance and that a few are beginning to comply.

BRB: As reported by Ken Scheidt, the BRB approved the Gianni application. Lot 54 was asked to resubmit for further clarification.

Social Committee: The Annual Social Committee neighborhood barbecue was held after the Board meeting.

SMG

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NEXT MEETING DATE: Saturday, November 13th 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 2: 55 p.m.

Respectfully submitted,

Michelle S. Thibeault

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

SMG

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