

FOXWOOD AT PANTHER RIDGE HOA
BOARD OF DIRECTORS MEETING MINUTES
FOXWOOD PARK
SATURDAY, DECEMBER 11, 2010 AT 10:00 AM
APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 10:16 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; Director; Roni Duthie; Director; Ken Scheidt. Also present was Michelle Thibeault of Sunstate Management Group. Absent: Anita Zavacky

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 Ted to approve the previous minutes. The motion was unanimous.

GUEST SPEAKER: The Board of Directors invited Ronnie Negle of Negle Landscaping to speak about his services at Foxwood. Ronnie reported that his services will increase to \$3,600.00 per month. Ronnie reported that this would include edging, mowing of the roadsides and trail maintenance. Ronnie also reported that he did not do the entrances to date because the contract was up for renewal. Ted asked Ronnie to have the crew pay special attention to the trash left amongst the trails. Homeowner Mike Ruple also suggested trimming of the limbs at the horseback rider's height. Jeff asked Ronnie to plan on widening the trails in the near future. Jeff directed Ronnie to view the trail map on the Foxwood website at www.myfpr.com. Jeff and the Board thanked Ronnie and told him that they would decide between the 3 vendors and get back to him in the near future on their decision.

HOMEOWNER COMMENTS: Michelle asked if any homeowners had any questions. New homeowner – Keith Downs had no questions but announced that he was sure glad to be here at Foxwood. He thanked the BRB for their approval of his fence. Keith Downs presented his plans for a barn to Ken Scheidt of the BRB. Mike Ruple suggested more trail care and said the new bridge looked great. Jeff reported that the new bridge was built on the trail off at the entrance to the new bridge.

Mr. Dirk Ilsink from the Preserve Committee asked to speak to the owners and the Board of Directors regarding ATVs on the trails as well as the missing signage on both sides of the Scrub Jay Preserve. After a lengthy discussion, the Board agreed to meet with the trail committee members as well as Mr. Ilsink in the near future. The object of the meeting will be to determine the amount of signage needed on all the trails.

PRESIDENTS REPORT: As reported by Jeff Scott.

Bridge Repair: Jeff reported that the bridge is finished and looks similar to the previous bridge but it is much stabler. The new bridge is made with 2x8s and is pressure treated. The total cost to complete the job was \$1,800.00 for the re-build. Jeff also reported that nothing has been done yet with the culvert behind Lot 54s' home. This is the next item on the committee's agenda to be done.

TREASURERS REPORTS: Jeff reported on the November financials as presented. Jeff reported that the 2011 budget will remain the same. The quarterly dues will still be \$310.00 per quarter. Jeff instructed Michelle to contact the CPA to see if an audit is needed at this time. After a brief discussion, Roni made a **motion** and Ken seconded to approve the mailing of the budget to the owners. The motion was unanimous. After a brief discussion, Ken made a **motion** and Ted seconded to approve the landscape as presented by Roni Negle. The motion was unanimous.

S.M.G.

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MANAGEMENT REPORT:

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

BRB: Michelle presented Lot 29 and Lot 19 applications to the BRB for review at their next Building Review Board meeting.

APPOINTMENTS/RESIGNATIONS: N/A.

NEXT MEETING DATE: Saturday, January 15th at 10AM. The 2011 budget meeting will be reviewed by the Board of Directors at this time. Place: Foxwood at Panther Ridge Park.

ADJOURNMENT: There being no further business to come before the Board, Jeff **moved** to adjourn, which was seconded by Ken. The motion carried unanimously and the meeting was adjourned at 11:30 a.m.

Respectfully submitted,

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

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