

**FOXWOOD AT PANTHER RIDGE HOA
BOARD OF DIRECTORS MEETING MINUTES
FOXWOOD PARK
SATURDAY, JANUARY 15, 2011 AT 10:00 AM**

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 10:06 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, Director: Roni Duthie, Director: 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 Anita and seconded by Ken to approve the previous minutes as presented. The motion was unanimous.

PRESIDENTS REPORT: As reported by Jeff Scott. The Board of Directors will be doing a walk through trails today with members from the Preserve. Jeff reported that the focus will be on signage.

TREASURERS REPORTS: As attached to these corporate records, Jeff and Michelle reported on the December financials and the 2011 budget. Jeff reported that the 2011 budget will remain the same. The quarterly dues will still be \$310.00 per quarter. Michelle reported that there are \$16,000 in surplus and Jeff reported that this may not be the actual book balance. Jeff reported that the rollover of surplus will be voted on at the membership meeting in March. The Board recommends that the owners vote to rollover the surplus. Jeff reported that if the vote of the membership rolls over the surplus, Foxwood will only be taxed at 15%. If the membership does not vote for the rollover then they will be subject to a 30% tax. After some discussion, Jeff made a **motion** and Ken seconded to approve the budget for 2011. The maintenance fees will remain the same at \$310.00 per quarter.

MANAGEMENT REPORT:

Action List: As attached to these corporate records, Michelle presented the action list for the Board review. Michelle reported that the Spring E-Newsletter will be distributed in February. The E-blast will remind the owners to clean their fences and mailboxes.

Lanscaping: Michelle reported that the tree trimming and plantings at the entrance will be done in the spring.

BRB:

Lot 54: After a brief discussion, the BRB reported that a final letter of non-compliance will be sent to Lot 54 and that they would like the Fining Committee to call a hearing and consider a fine for non-compliance.

Lot 1: The BRB reported that this application was not approved.

After a brief discussion, a **motion** was made by Jeff and seconded by Roni to approve a policy fine. The will fine \$100 per day per occurrence not to exceed \$1,000.00.

APPOINTMENTS/RESIGNATIONS: None

NEXT MEETING DATE: Saturday, February 19th at 10:00 AM. Place: Foxwood at Panther Ridge Park

ADJOURNMENT: There being no further business to come before the Board, Ken **moved** to adjourn, which was seconded by Anita. The motion carried unanimously and the meeting was adjourned at 11:00 A.M.

Immediately following the meeting, the Board met with the Preserve Committee to inspect the trails.

Respectfully Submitted,

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

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