

FOXWOOD AT PANTHER RIDGE HOA

BOARD OF DIRECTORS MEETING MINUTES

FOXWOOD PARK

SATURDAY, FEBRUARY 26, 2011 AT 10:00 AM

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 10:17 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, Director: Roni Duthie. Absent: 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 Ted to approve the previous minutes as presented. The motion was unanimous.

PRESIDENTS REPORT: As reported by Jeff Scott. The Board of Directors, the Preserve trail committee and management did a walk through the trails in January. Jeff reported that Foxwood and the Preserve have a shared responsibility on the trails and are required to maintain the trails up to a point; however, the property line is hard to discern. Jeff reported that the committee will meet with the Preserve one more time to try to figure out each association's responsibility on the trails.

The Board instructed Michelle to order No Trespassing signs for the entrance of Foxwood and the entrance of the Park. The signs will have the legal verbiage as given by the Attorney as well as Deed restricted community.

TREASURERS REPORTS: As attached to these corporate records, Jeff reported that the Board wrote off several old receivables considered uncollectable bad debt. Jeff reported that there is a possibility of collecting all the monies *and* a chance the association won't get a penny. Jeff reported that once a home has gone into foreclosure, Florida statute often dictates what monies the association is allowed to collect. Jeff reported that the Board is being very litigious as well as trying to save monies. Jeff reported that write offs bring down our surplus balance and being a not for profit, we are required to lower our surplus. If we bring down our surplus by the end of the year, the association may be taxed at a lower rate.

COMMITTEE REPORTS:

Roadsides: Front entrance light is out and lights at entrance and photo cell.

SMG

Sunstate Association Management Group

766 Osprey Avenue
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Scrub Jay Preserve: The Preserve is especially concerned about the horse trails vs. the walking trails. Fences are no unreadable and turn down and in need of replacement or repair. The Preserve wants some work done. Jeff reported that Foxwood want do their part as well.

MANAGEMENT REPORT:

Action List: As attached to these corporate records, Michelle presented the action list for the Board review. Michelle reported that the new plantings and tree trimming are scheduled for end of March when a threat of a freeze is not eminent.

Michelle, also, reported that 2 homeowners have asked for extensions on their BRB applications.

BRB:

As reported in the action list and as reported by Ed Reid, the BRB status remains the same.

UNFINISHED BUSINESS:

Covenant - Running with the Land. As reported by Jeff, the Attorney has supplied him with the "Covenant - Running with the Land Agreement". The agreement is between the association and homeowner of Lot 14. Jeff reported that the agreement would be for the current owner and the Board and future Boards. However, if the berm were removed, the agreement would become null and void. Jeff also reported that Foxwood will always be the owner of the portion of land on the other side of the fence.

APPOINTMENTS/RESIGNATIONS: N/A.

NEXT MEETING DATE: Annual Meeting: Saturday, March 19th at 10 AM. Place: Foxwood at Panther Ridge Park.
Next Board Meeting: Saturday, April 23, 2011.

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.

Respectfully submitted,

SMG

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Michelle S. Thibeault

Michelle Thibeault/CAM

Community Association Manager

For the Board of Directors at Foxwood at Panther Ridge

DRAFT

SMG

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