

**FOXWOOD AT PANTHER RIDGE HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**SATURDAY, JUNE 4, 2011 AT 10:00 AM**

**APPROVED**

**CALL TO ORDER:** The Board of Directors meeting was called to order at 10:30 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; Mike Ruple, 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 unanimously carried.

**PRESIDENTS REPORT:** As reported by Jeff Scott, it has come to his attention that an owner in Foxwood may be raising dogs on their property. Anita, also, reported that three have been dogs seen out on the streets without a leash.

Michelle reported that Manatee County has strict leash laws.

The laws states;

In Manatee County, Florida, dogs are prohibited from being "at large" upon any public property, street, or sidewalk, or on private property of another without the consent of the property owner. If a dog is found to be "at large", the dog may be humanely captured and turned over to the division, or other human organization, or licensed wildlife trapper. In its capture, the dog shall not be tied, chained or otherwise tethered in such a manner that is injurious to the dog's health. The owner of a dog must have direct control of his or her dog at all times. For purposes of this ordinance, "at large" shall mean any dog not on its owner's premises, not in the control or custody of its owner or custodian and not under the physical control of its owner or custodian while off its owner's or custodian's premises. "Control" shall mean the regulation of the possession, ownership, care, custody or supervision of the animal.

**Signs on Trails:** Jeff reported that the Foxwood Board and the Preserve trail committee need to do a walk through with the preserve to review what signs need to be replaced on the trails.

**Bridge repair at end of Deer Pointe Crossing (Ryan Bridge):** Jeff reported that the bridge repair is complete. Foxwood split the repair with the Preserve.

**Lot 22:** As attached to these corporate records, Jeff reported that the Board has received an estimate of \$3,000 from Negle landscape to clean lot #22 of trash and debris. Jeff also reported that the past owner still has title and the foreclosure case was recently thrown out of court, Jeff instructed the committee to do a walkthrough of the home to see what needs to be done.

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Jeff, also, instructed Michelle to ask the if the association legally can go onto an owner's property to clean the lot of trash and debris. The Board agreed that the home is a detriment to the community. Ted Meuche volunteered to meet with the vendor and do a walk through to assess the mess.

**TRAILS REPORT:** Ken reported threat several snakes have bitten homeowner dogs in the past. Ken reported that the Animal Clinic on Clark Road and 41 has the vaccine.

**TREASURERS REPORTS:** Jeff reported that we are gaining a little ground on the monthly expenses in the operating account by collecting past due accounts and by collecting fees on sales of foreclosed homes .

Jeff instructed Michelle to work with the Attorney and do some research on the lien and foreclosed lots. Jeff reported that he will make some phone calls to the homeowners who are not seriously past due.

**BRB:** The Board agreed to appoint a BRB Ad Hoc committee as liaison to the Board. The committee will be Ted Meuche, Michael Ruple and Ken Scheidt. Ted made a **motion** and Michael seconded to approve the committee. The motion carried unanimously

Michelle delivered Lots 40 and 54 applications to the BRB. The BRB committee will report back to the Board at the next Board meeting.

**UNFINISHED BUSINESS:**

**APPOINTMENTS/RESIGNATIONS:** A motion carried to appoint Scott and Karin Tetrault to the social committee.

**NEXT MEETING DATE: Saturday, July 16, 2011 at East Manatee Fire Station at 15015 59<sup>th</sup> Avenue East**

**August Meeting Date: Saturday, August 20<sup>th</sup>, 2011 at East Manatee Fire Station at 15015 59<sup>th</sup> Avenue East**

**ADJOURNMENT:** There being no further business to come before the Board, Ted **moved** to adjourn, which was seconded by Michael. The motion carried unanimously and the meeting was adjourned at 12: 50 p.m.

Respectfully submitted,

*Michelle S. Thibeault/CAM*

Community Association Manager  
For the Board of Directors at Foxwood at Panther Ridge