

FOXWOOD AT PANTHER RIDGE HOA
BOARD OF DIRECTORS MEETING MINUTES
SATURDAY, July 16, 2011 AT 10:00 AM

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 10:05 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; Ken Scheidt. Also present was Michelle Thibeault of Sunstate Association 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 Ken to approve the previous minutes as corrected. The motion carried unanimously.

PRESIDENTS REPORT:

Bridge Repair: As reported by Jeff Scott, the association has received payment from the Preserve for their portion of the cost of the repair on the bridge at the end of Deer Point.

Concession: Jeff reported that the fence still has not been fixed at the Concession.

Signs: Anita and Michelle are working on getting the sign at the park repaired as well as the cleaning and painting of the entrance sign.

Jeff, also, reported that a tree fell down from Lot 18 onto what appears to be association property. Michelle was instructed to contact the owners of Lot 18 to ask them to remove the tree that has fallen on common property.

Jeff, also, reported that the trails need to be cut back at least 5 feet on each side. Jeff instructed Michelle to ask Roni Negle of Negle Landscaping to widen the trails by at least 5 feet on each side.

Lot 22: Jeff, also, reported that Michelle, Jeff and Anita met with Dirt Design and Negle Landscaping on the clean-up of lot 22. After a brief discussion, the Board agreed that the home is in disarray and that it may be a danger to neighboring properties. In an effort to make the lot safer for its neighboring property, the board instructed Michelle to move forward with the cleanup of Lot 22.

Jeff reported that before the cleanup is done, a letter from the Attorney has to be sent to the owner of record in order to protect the association from violating any trespassing laws. Jeff, also, noted that Attorney instructed the Board to wait 20 days for receipt of the letter until the property can be cleaned up of all debris.

Michelle reported that Dirt Design will clean the ditch at Lindrick at the same time they clean up the lot 22.

TREASURERS REPORTS: Michelle presented the lien and foreclosure list to the Board of Directors. The Board reviewed the Lobeck and Hanson report and after a brief discussion instructed Michelle to have the Attorney proceed with all delinquent accounts.

TRAILS/ROADS REPORT: Ted reported seeing Panthers during the day at Foxwood.

BRB COMMITTEE:

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Lot 48: Ken reported that lot 48 still has not started the construction of a house on their lot. Therefore, the application is passed the BRB deadline. After a brief discussion, the Board instructed Michelle to ask the Attorney how long someone can go without putting a house on their lot.

Lot 54: The BRB reported that Lot 54 work is tentatively approved. The work must be completed within 90 days. If not complete, the owner needs to contact the BRB for an extension. Ted reported that he plans to meet with the owner of lot 54. The work is tentatively approved pending review from Ted Meuche.

Lot 40: After a brief discussion, a **motion** was made by Ted and seconded by Anita to approve Lot 40 BRB application. The motion carried unanimously.

Lot 42: After a brief discussion, a **motion** was made by Ken and seconded by Jeff to approve the BRB application for Lot 42. The motion carried unanimously.

Lot 30: The committee reported that they are reviewing the extension for Lot 30.

UNFINISHED BUSINESS:

Michelle reported that the Attorney found that Lot 30 was bought by neighboring property owner and that they are actually 2 separate lots.

Michelle reported that lots 58 and 59, were found to be one lot that was actually thought to be 2 lots, but merged into one by the Developer. Michelle reported that it took extensive work by the Attorney, Title Company and management to find the amendment by the Developer

NEXT MEETING DATE: Saturday, August 27, 2011 at East Manatee Fire Station at 15015 59th Avenue East

September Meeting Date will be held on Saturday, October 1st – Place TBD

ADJOURNMENT: There being no further business to come before the Board, Ted **moved** to adjourn, which was seconded by Anita. The motion carried unanimously and the meeting was adjourned at 12:00 p.m.

Respectfully submitted,

Michelle S. Thibeault/CAM

Community Association Manager

For the Board of Directors at Foxwood at Panther Ridge