

FOXWOOD AT PANTHER RIDGE HOA

BOARD OF DIRECTORS MEETING MINUTES

FOXWOOD PARK

SATURDAY, November 13, 2010 AT 10:00 AM

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 10:20 PM 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, 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 Jeff and seconded by Anita to approve the previous minutes. The motion was unanimous.

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 Walls' home. This is the next item on the committee's agenda to be done.

TREASURERS REPORTS: Jeff reported on the October financials as presented. Jeff directed Michelle to re-classify; \$1800.00 for the bridge to the reserves and put in social monies to social. Jeff reported that the association received approximately \$6,000 in past due fees from the sale of Shin home. Jeff, also, reported that we are looking at expensing some of the bad debt this year. We have been carrying it for quite some time.

MANAGEMENT REPORT:

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

Landscape bids: Michelle presented 2 sealed bids to the Board of Directors for them to open and review. Michelle reported that 6 landscape companies were asked to bid the landscaping at Foxwood at Panther Ridge and that only 2 packages were received. Michelle, also, reported that one more package is expected by end of week. After a lengthy discussion, the Board instructed Michelle to obtain the third bid and the Board will review it at the next monthly Board meeting. There was, also, some discussion over the present landscaper. All agreed that Roni Negle was doing an excellent job and that his price was lower than the bid received from Mainscape. Jeff inquired as to how many times the trails were mowed. Michelle reported that Roni Negle told Michelle that they mow them much more than them 4 times a year. 4 times a year is specified in the contract. The Board instructed

SMG

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Michelle to invite Roni Negle to the next Board of Directors meeting for discussion over his present services.

BRB: As reported by Ken Scheidt, the BRB approved Lot 50 application. Lot 54 has not reported to the BRB. The BRB asked the Board to send the owner to the fining committee. The committee to present the history of applications and emails to the Fining committee to present at the next Board meeting. Lot 29 application for a pool was pre-approved and contingent upon county permitting.

ROADS: Roni reported that she had previously checked with the county on paving the roads. The county told Roni that you cannot pave the roads because they are made of cement.

APPOINTMENTS/RESIGNATIONS: A **motion** was made by Jeff and seconded by Roni to appoint Tricia Brutus to the trail committee. The motion was unanimous.

NEXT MEETING DATE: Saturday, December 11th at 10AM. 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 Anita. The motion carried unanimously and the meeting was adjourned at 11: 40 a.m.

Respectfully submitted,

Michelle S. Thibeault

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

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