

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Saturday, June 16, 2012 at 10:00 AM

Call to order: The Board of Directors meeting was called to order at 10:00 am by Jeff Scott as chairperson.

Determination of a quorum: A quorum was established with five board members present. Those members present were President/Treasurer; Jeff Scott, Vice President; Anita Zavacky, Secretary; Stephanie Little, Director; Keith Downs and Director; Ken Scheidt.

Proof of Notice of Meeting: The notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

Minutes: A **motion** was made by Anita Zavacky and seconded by Jeff Scott to approve the minutes as presented. The motion unanimously carried.

PRESIDENT/TREASURERS REPORT:

Receivables: Michelle reported that the Accounts Receivable is the cleanest "A/R" that Foxwood has had in several years. Of the delinquent accounts, 5 are past due, 1 in foreclosure and 2 on payment plans. At the end of the quarter, the receivables were approximately \$20,000 with a single owner at approximately \$10,000.00. A lengthy discussion was had over the lien and foreclosure process.

CDs: Michelle reported that Foxwood still has a CD at Cadence bank. Foxwoods' Operating account is with Florida Shores. Florida Shores interest rate is higher than Cadence. Michelle, also, reported that Florida Shores has a Bauer rating of a 5. **Motion** was made by Jeff and seconded by Anita to move the CD from Cadence to Florida Shores. The motion passed unanimously.

Park: Fence at the Park: Jeff reported that he asked Hyatt Survey to provide a price for a survey the berm at the park. Jeff to provide drawing to Hyatt. Permission was given by the owner of Lot #14 to allow association to clear out the palmettos on the berm.

MANAGEMENT REPORT: As attached to these corporate records, Michelle Thibeault from Sunstate Management reported on the action items for the month for July.

County Maintenance: Michelle reported that there is excess vegetation and growth from 77th and 79th along Cooper Slough. Michelle was instructed to call the county to clean the vegetation.

Signs: Michelle reported that the trails need signs that say, "No motorized vehicles" Jeff reported that the riding of motorized vehicles on the trails is difficult to enforce. Anita reported that the vehicles are coming from neighboring properties. Jeff reported that we cannot fine our neighboring associations. Jeff reported that we would have to catch the violators with vehicles on the trails and the police would have to witness the violation. Jeff reported that he has some bicarbonate signs that the association can use for signs on the trails.

Trails: Jeff reported that the trails need to be mowed. Michelle will instruct the landscaper to mow the trails.

Culverts: Jeff asked if we still wanted to consider a culvert over by Lot #55 home. Keith reported that he would call Greg DeWitt for a price.

BRB: Lot 71b: Ken reported that the pool cage at Lot # 71b has been inspected and is in compliance with the application.

Next Meeting Date: The next Board meeting is the **Saturday, September 8, 2012 at 10:00** at the Foxwood Park.

Adjournment: The meeting adjourned at 11:55.