

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes
Saturday, September 8, 2012 at 10:00 AM
At the Firehouse

Call to order: The Board of Directors meeting was called to order at 10:09 am by Anita Zavacky 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:

Guest Owner: Mrs. Drillman of the Lot at 7409 197th Street presented her request for Board approval of vacating an easement. Survey of the lot and a letter from the county was given to management. Michelle was directed to give the information to the attorney.

Michelle reported that Bhalodia sold Lot 30 which was said to be owned by Cahill. Brief discussion was had over who owns the lot. Michelle was instructed to contact the Attorney for search of the new buyer and title.

President/Treasurer Report;

Jeff Reported that his home sold on Thursday and that he will no longer be on the Board. Note: Once an owner sells a lot, he/she can no longer be on the Board.

Motion was made by Ken and seconded by Anita to appoint Jeff Scott as a financial consultant to assist the Board of Directors. Jeff Scott is to work as a volunteer and not as a paid consultant.

Accounts Receivable: Jeff reported that we are on budget and expecting a possible surplus by end of year. Jeff reported that Lindy reallocated the report for bad debt. Michelle reported that we may need to exhaust some funds before the end of the year. Foxwood will be taxed at 30% vs. 15% if they have funds leftover as a not for profit cannot profit.

Anita named as new president. When Jeff came on board he changed things for the better. The comfort level that Jeff has brought has helped the Board work well together, neighbors are neighbors and there are no more complaints. People feel they can call with a question or concern since Michelle has such an open door policy. Jeff stated that he was pleased that Anita was on the Board. The Board is there to try and make things good for everyone, not there to make everyone miserable. Anita stated that it is a deed restricted community and rules do need to be enforced, however, we have become more lenient on certain situations and are really trying to work with the owners and have better communication.

Anita asked Keith how he perceives things running. Keith stated that he has been in another deed restricted community and it seemed there was a lot of political intrigue. Keith said he likes how things are being managed at this time.

Jeff – A lot of it is visibility, those homeowners whose houses are more visible from the street.

Jeff reported that on the Presidents report it is typically the road, parks and culverts.

Anita asked if a 5th Officer should be appointed at this time. Michelle reported that at the next Board Meeting the Board may choose to reorganize, appoint new Officers and appoint another Board member.

Jeff would like to ask Dave at Dirt Design if the estimates are just for clearing or if it is for replacing the dirt and making it look nice as well. When palmettos are dug up a lot of dirt comes up. Jeff is thinking they may need to use landscaper timbers to keep dirt on one side and shells on the other as it would be nice to have a clear division of what the trail is. There was a lengthy discussion over the fence location at the park. Fence located at the north side of the trail. Part of trail is over an owners' property line and Jeff Scott reported that the trail will be moved, not creating a new trail just moving it. Keith asked for movement on this project and bids as well.

Management Report:

Dirt Design: An update was given on the project, currently, awaiting Dirt Designs' schedule to clear up. Michelle will have a signed contract on Monday. Jeff reported that the trail at the park must be done because we are legally obligated to maintain that trail. The brush needs to be cleared out as some of it has encroached on some homeowners' property. Dirt Design to give us a scheduled date on Monday. Once Dave at Dirt Design comes out to take care of it the surveyor can come out and put the fence in.

Culvert at Lot # 25: Nikki Olarsch reported that she called the county to clean out her culvert.

Culvert: Culvert is county property (next to Malathion) it is very soft and marshy. Options are going to be: put in culvert bridge, with Greg Dewitt it is over \$5,000. Dirt Design felt it was a reasonable price, \$5,000 was without permits. Dirt Design is unable to do it because they are county contractors. David at Dirt Design stated that the other option was a lot less expensive is to do a stabilizing on the culvert. He can pull off a marshy layer and lay in concrete bags, there would occasionally be a little bit of water, but it would be a solid walk for the horses. Simply set in bags of concrete, \$1,800 for the bags and \$6,000 for the bridges with permitting.

MOTION was made by Anita and seconded by Stephanie to approve the \$1,800 bid to stabilize the horse pat. Motion carried by a vote of 4:0.

Michelle reported the moving of the Sarasota Office to Clark & Sawyer. Sunstate Management is now located at 5602 Marquesas Circle, Suite 102 Sarasota, Florida 34233. The phone number at that location is 941-870-4920.

There will not be a meeting in November, but there will be a budget committee meeting at the Zavacky residence on Saturday, November 10th, 2012. The December meeting will be the budget meeting on Saturday, December 8th, 2012.

Next Meeting Date: At the park on Saturday, October 20, 2012.

Adjournment: Adjourned at 11:30 am.

Respectfully submitted,

Michelle S. Thibeault

Michelle S. Thibeault/LCAM

SMG

Association Management Group
For the Board of Directors at
Foxwood at Panther Ridge

DRAFT