

Foxwood at Panther Ridge Homeowners Association

Annual Meeting Minutes

Saturday May 5, 2013 at 10:00 AM

At the Foxwood Park

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

Determination of a quorum: A quorum was established with four board members present. Those members present were President; Anita Zavacky, Secretary; Stephanie Little, Director; Keith Downs, Director; Ken Scheidt, Jeff Scott; Financial Consultant Volunteer. Also present were Michelle Thibeault and homeowners in the audience.

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: **MOTION** made by Keith Downs and seconded by Stephanie Little to approve the minutes as presented.

President/Treasurer Report:

Anita reported that Jeff as a non-paid volunteer is working on the fence project and will discuss it later on in the meeting.

Appointments/Resignations:

There were none to report.

TREASURER REPORT:

Accounts Receivable: Michelle began with the accounts receivable report. Total outstanding receivables are \$21,445.84 with one home owing \$10,998.15. There was an extensive discussion on bad debts and how they were budgeted and accounted for.

Financials: Jeff Scott reported the financials on schedule. Jeff presented the budget extensively by going through each line item on the proposed 2013 budget.

Jeff reported that there will be a surplus for the end of 2012. The Operating account has \$34,817.00 in cash in the bank as of November 30, 2012. Financials are done on an accrual basis; the income statement does not depict actual cash on hand. Jeff reported \$34,817.00 in the Operating and an expected surplus of approximately \$7,000.00.

Surplus: Jeff reported that Monies from surplus will be used for the park project and possibly a few other things the community has been wanting to do in the park such as treating for Fire Ants and possible tree trimming. Even after those projects he expected an approximate surplus of around \$3,000-\$4,000 and that they plan to roll the surplus over.

MOTION by Keith Downs made to approve the mailing of the proposed 2013 budget to the homeowners of Foxwood at Panther Ridge, seconded by Anita Zavacky. The vote was unanimous. The fees will remain the same at \$310.00 per quarter. Mailing to go out with the First Notice of the Annual Meeting.

Note: Surplus is voted on by the membership vote for rollover of surplus monies and not where it is actually placed. The Board of Directors designates 1 of 3 places; 1st being into next year's budget 2nd to be placed into the reserves (which the Board at Foxwood usually does) and 3 give it back to the owner; which is not recommended by the accountants.

MANAGEMENT REPORT:

Fence at the Park: The sod is scheduled to be done Wednesday, December 19th, 2012. Then H&Y Fence can come out the following week.

Compliance: Michelle reported on several homes in non-compliance. One home in particular needs to be pressure washed particularly badly, a Final Notice before fine to be sent to the Homeowner giving 30 days to perform the work to avoid the fining process.

Pet Registry and Directory: Homeowner noted that a few neighborhood pets are being allowed out without leashes on. If photos are taken and animal control is contacted and given the photos they can be ticketed for their pets being on public streets without leashes.

Trails: Michelle reported that the trails are in need of a trimming. Anita instructed Michelle to ask Ronnie Jeglie to trim the trails.

Culverts: Michelle reported that several homeowners have complained that the county is not maintaining the swales properly. Michelle reported that the county is short staffed and often sends out a group of prisoners. On several occasions, members at Foxwood complained that prisoners were working on Foxwood grounds. Owner – Commented that last time the county came out to clean they took out too much and did damage to his vehicle and left a large mess in his yard. Discussed the possibility of obtaining bids to have this work done by a third party rather than the county.

Entrance: Brief discussion of possibly sprucing up the entrance way with some possible landscape design(in Spring) as well as tree and bush trimming. Michelle to obtain bids for the work to the entry way.

HOMEOWNER COMMENTS: Homeowners discussed the trails needed to be trimmed as a few of them were impassable.

Homeowner asked if there were any reported burglaries. Anita said that there were no burglaries to report but that there had been a few suspicious vehicles stopping in front of various residences and then leaving.

Sherriff Patrol: Brief discussion of securing the Sherriff's Department to come out and patrol during the holiday season. The cost of \$18.50 per hour at a minimum of 3 hours was stated. **MOTION** made by Anita to schedule the Sherriff's department for the remainder of December through the first week in January. No 2nd was given. No vote was taken.

Next Meeting:

The December Board meeting will be the Board meeting on Saturday, January 26th, 2012.

Adjournment: **MOTION** was made by Keith Downs and seconded by Stephanie Little to adjourn the meeting at 11:30.

Respectfully submitted,
Michelle S. Thibeault
Michelle S. Thibeault/LCAM
SMG

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