

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Saturday, July 27, 2013 at 11:00 AM

At the Bradenton Fire Department

Quorum: President; Anita Zavacky, Keith Downs; Treasurer, Ken Scheidt; Secretary, Ted Meuche; Director, Stephanie Little; Vice President - Absent. Also present was Michelle Thibeault of Sunstate Association Management Group.

Minutes: Ken made a **MOTION** and Keith seconded to approve minutes as corrected. Motion passed unanimously. Corrections reflected that Ken is now Secretary and Stephanie is Vice President.

Ted reported that several years ago the HOA meetings were in the evening. Ted asked if the Board would mind changing to an evening during the week. All agreed that the next HOA meeting would be on Tuesday, September 10, 2013 at 6:30 PM. (*now, changed to Thursday, September 12, 2013 at 6:30 PM at the Firehouse*)

PRESIDENTS REPORT:

Swales: Anita reported that several homeowners called the county recently to have their swales dredged. Anita reported that the way the association documents read is that the association is responsible for the dredging of the swales. However, years ago there was a big uproar when several owners complained that they did NOT want their swales mowed, cleaned or dredged. Hence, why owners individually call on their own. Michelle reported that the owners may call Sunstate Management and management will call the county and arrange for them to come out. Anita reported that when the county came out, they told her that this division does not allow for prisoner clean up. Also, the county told Anita that in order to continue with the flow of water, the county will continue to neighboring lots' swales whether the owner wants them to or not.

Ken reported on 197th, heading south on the right hand side over by the Concession, the swale is the worst swale at Foxwood. Ken asked if the county needs to do more dredging. Stephanie reported that the water table is so saturated due to all the rains that maybe the culverts need to be cleaned out as well as the swales.

Discussion was had over hiring of an Engineer firm every other year. The hiring of the Engineer is the association responsibility.

Ted reported that he spoke with David at Dirt Design when he came out and David told Ted that everything looks fine.

Michelle reported that a \$645 bid was received which includes permitting. The bid is per culvert.

Board instructed Michelle to ask David from Dirt Design for further clarification on the bid and which locations needed work.

Mosquito Control. Ted reported that the Mosquito Control for the county comes out based on the number of homeowner calls in the area. Michelle reported that she called last month and it was a bit challenging to get the county to come out but they did come out, test for a count and eventually spray.

Home building: Lot # 6 homeowner is putting up a fence and did not fill out the short form. Anita asked Michelle to call the homeowner. Michelle reported that she called the owner and the owner reported that he was surveying to put up a fence and that he will fill out the form when it is time.

Foreclosures: Lot # 8 had a final judgment, the tenants will be evicted and there will be an internet sale on the house.

FINANCIALS: Cash in operating is up this month and overall operating; CD's and reserves should go up about \$6000.00 due to care and maintenance for foreclosed lots. A lengthy discussion was had about bad debt and contacting Lyndi Wickerson – SMGs CPA - about writing off the bad debt on the Statements and revenue page.

Statute 720: New laws governing HOAs: Michelle reported that one of the new laws allows associations to move more quickly on the foreclosure process. It is called a **Motion to Expedite**. Michelle reported that her understanding is that a Motion to Expedite is a combination of both Motions to Compel combined with a Summary judgment. Both are combined and one hearing is held not two.

Landscaping: Michelle said she would contact the landscaper and see if he could be a little more proactive with the landscaping needs of the association. Discussion was had about replacing the current landscaper and having Michelle get some bids.

Security: Ted reported that the Off duty officers came a total of 3 nights. A discussion was had about seeing people walking around the houses, vehicles without license plates and soliciting. It was agreed to get off duty officers for another 2 weeks and place new no soliciting signs around the entrance. East of the main entrance there is a road that ends and allows people to gain access to the back of the houses without having to go through the gate, need to see if it can be closed off.

Compliance: Discussion about creating a newsletter for residences returning for fall to remind them to clean mailboxes ect. The Board instructed Michelle to send a nuisance letter about PODS and litter.

Insurance: Michelle reported that Atlas Insurance is the insurance company that represents Foxwood said that it would **not** be much more money to increase \$485 for 1 million to \$910 to go to 5 million for an umbrella policy on the General Liability, D&O and fidelity bond.

MOTION TO ADJOURN: Keith made a motion; seconded by Anita to adjourn at 12:30 pm.