

**Foxwood at Panther Ridge Homeowners Association**

Board of Directors Meeting Minutes  
Thursday, September 12, 2013 at 6:30PM  
At the Bradenton Fire Department

**APPROVED**

**Guest Speakers:** Present were David McMahon with Atlas Insurance to discuss more coverage and rate increase due to increased liability, also present were landscape Architect Trace Altman and Joe Venuzio with Pro Gro Landscaping. Pro Gro gave a presentation on updating the main entrance to Foxwood.

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

**Minutes:** Stephanie made a **MOTION** and Ted seconded to approve minutes as corrected. Motion passed unanimously.

**PRESIDENTS REPORT:**

**Compliance:** Anita reported that the boat in the pond at 20110 74th Ave. E has been removed.

**Website:** Marina Schwartz who runs the website for Foxwood will have the website down for several days for modifications.

**Security:** Anita reported a possible homeless man at the entrance to the park, which brought up the issue of security.

**Security:** Ted stated that speeding has become an issue at Foxwood and that it is possible to get a radar sign on the property to deter people from speeding. The Sheriff's Dept. will bring out the sign for a certain amount of time. The board agreed that was great idea and should move forward to get the radar sign. There was a brief discussion about the off duty officers coming out to the property at night and how well it's working out.

A \$150.00 no soliciting deed restricted sign by Cornerstone was presented to the board by Michelle. Ken made a **MOTION** and was seconded by Keith to approve the sign. **Motion passed unanimously.**

**Landscaping:** Ted reported that the trails are in bad shape and are not being kept up by the present landscaper. Stephanie mentioned there was a very large hole in the road just past the bridge as you go into the property; Keith mentioned that Pro Gro does include the trails in their proposal. Anita Instructed Management to find out if Pro Gro will mow the swales. Ted mentioned that he would like to take Joe from Pro Gro on the trails to let him see them so that he is clear on the price of his contract. Keith said the board will respond by e-mail for refining the Pro Gro contract. Jeff advised the idea for a 5% increase to the contract for next year. A **MOTION** was made by Stephanie and seconded by Keith to approve the increase, **motion passed unanimously.** Jeff also advised the idea of putting down payment toward the entrance landscaping project and paying off the balance in 12 months with the acceptance of the maintenance contract with Pro Gro. **MOTION** was made by Keith and seconded by Anita to put a down payment toward the entrance landscape project and pay off the balance with acceptance of maintenance contract with Pro Gro. **Motion passed unanimously**

**Compliance:** House at 7615 213<sup>th</sup> E has made a temporary culvert and partially covered it up with shell, board instructed management to send them a letter. House at 20110 79<sup>th</sup> E has not finished the entrance to his driveway, management will to follow up on compliance.

**MOTION TO ADJOURN:** Anita made a motion; seconded by Stephanie to adjourn at 8:25 pm

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

**Foxwood at Panther Ridge Homeowners Association**