

Foxwood at Panther Ridge Homeowners Association
Board of Directors Meeting Minutes
Tuesday, October 8, 2013 at 6:30PM
At the Bradenton Fire Department

APPROVED

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

Owners in the audience: Mr. & Mrs. Bayless were in attendance.

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

PRESIDENTS REPORT: Mrs. Strickland sent in an application for ARC prior to last month's meeting but was sent to the wrong address. It was returned and received after the meeting. Anita and Ken reviewed the application and agreed that it was within standards. **MOTION** was made by Anita and seconded by Keith to approve the application. **Motion passed unanimously.**

LANDSCAPING: Anita and Michelle reported that they have been in constant contact with Pro Gro landscaping to make sure it is working out smoothly.

HEARING PANEL: Anita reported that the Hearing Panel met to discuss the garbage issue with 20819 79th Ave. E. The Committee recommended moving forward with a fine of \$100 per day for each violation the next time there is a violation for not putting garbage in a proper container. Keith asked how long this is fineable. Michelle stated that 90 days is a standard amount of time. Management will send out a 14 day notification saying that they must comply. A **MOTION** was made by Stephanie and seconded by Keith to accept the hearing committee's recommendation to levy a fine to 20819 79th Ave. E of \$100 per day per violation for 90 days, if there is no violation within 90 days the fine will not be levied and the hearing committee will have to meet again if there is a violation after 90 days. **Motion passed unanimously.** The second violation issue is the fact that the owners are leaving their empty garbage cans out by the road long after the trash cans have been emptied. The covenants state that owners must be put away in a prompt and regular manner. Ken reported that there is a county code that states that all garbage cans must be put out after dark the day before pick up and must be put away before dark on the day of pick up. Michelle suggested management write up a policy that would fall back on the county code about bringing in the garbage cans.

RADAR UNITS: The radar units were on the property, the next time we get the radar units maybe we can just get one and have it placed on 79th ave. Discussion was had about having an actual law enforcement officer on the property to issue speeding citations. Anita announced that Brian Rivenbark will be the new manager for Foxwood.

HOMEOWNER COMMENTS: Mr. Bayless is replacing his fence and asked if he needs to fill out an application. An application does not need to be completed if the fence is being upgraded. If he is upgrading then he does not need to fill out any forms.

TREASURERS REPORT: A/R aging is the same the usual delinquencies are there. Management will send a letter to lot 18 concerning the POD in the driveway. Budget needs to be approved next month.

MANAGEMENT REPORT: Brian reported picked up real estate sign that was on the ground at 20819 79th Ave. E.

Radar units were placed by Manatee County Traffic Division on the property for a week. Brian reported that Management is waiting for the proper verbiage for the dead end sign on 79th ave. Board discussed insurance premiums. **MOTION** was made by Anita and seconded by Ken to accept bid for insurance increase as presented. **Motion passed unanimously.** Lengthy discussion was had about Pro Gro's Performance during the first month of their contract. The Board noted that the new landscape company has not been mowing all the required areas. Michelle reported that Pro Gro reported that the rain has delayed some of the mowing schedule and that Pro Gro hopes to get us to speed by next month.

COMPLIANCE:

Lot 54: Anita reported that Lot 54 has unfinished driveway and Anita suggested to close the issue.

Lot #: The Board was confused about the location of the fence for the application for 7409 197th St. Ken stated that she needs to clarify the perimeter of the fence. Send letter to 7721 197th st. to cover commercial vehicle.

Next Meeting: November 12, 2013. The 2014 budget will be approved at the November meeting.

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

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

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