

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes  
Tuesday, January 14, 2014 at 6:30PM  
At the Bradenton Fire Department

**APPROVED**

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

**MINUTES:** Ted made a **MOTION** and Keith seconded to approve minutes. **Motion passed unanimously.**

## **PRESIDENTS REPORT:**

- Anita noted that the front entrance looks beautiful.
- There has been garbage around the area of lot 31. The garbage appears to be under the palmetto brush across the road from property.
- Garbage was reported at lot 67, management called the owner who cleaned up the garbage within a reasonable timeframe.
- New residents at lot? were shooting fireworks on new year's eve and riding ATV's on the roads and empty lots.
- Ted stated that he saw a red ATV come out of the trails, he stopped the rider and noticed that it was the same person that was reported to the police in May. Lengthy discussion followed concerning ATVs and noise issues.

## **UNFINISHED BUSINESS:**

- Brian met with Trace Altman with Pro Gro for a drive through of Foxwood.
- Board reviewed Valley Crest's proposal to consider them to replace Pro Gro due to the unsatisfactory performance from Pro Gro.
- Anita noted that the fences would need to be pressure washed.
- Ken stated that there is a fire ant problem that would need to be taken care of by Valley Crest.
- Board agreed to have a representative from Valley Crest to give a presentation at the next Board meeting.
- The next meeting will be rescheduled for February 13<sup>th</sup> due to a management scheduling conflict.
- Stephanie noted that the trails need to be cut back. Board agreed to get estimates on trail trimming
- Some of the benches and swings at the park are in need of repair and replacement.
- Board recommended sending second letter to lot ? for commercial vehicle in view.

## **TREASURERS REPORT:**

- Keith reported the financials look good.
- The A/R summary was reviewed by the Board for past due payments.

## **MANAGEMENT REPORT:**

- The current Board members agreed that all of them will be returning next year for 2014.
- Board discussed the location of the annual meeting which will be TBD.
- 1<sup>st</sup> notice will go out on January 29<sup>th</sup>.
- Keith asked about the lawsuit between two homeowners. Brief discussion followed concerning the events of the lawsuit.
- Ted noted that some dump trucks went down 77<sup>th</sup> Ave and had to turn around at the end of the street. There is a no outlet sign before the last turn around.

**NEW BUSINESS:**

- Keith presented a plan for a new fence to replace the old fence on the east side of his home and a fence that will go up near barn.

**MOTION TO ADJOURN:** Ken made a motion; seconded by Keith to adjourn at 7:53 pm.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

**Foxwood at Panther Ridge Homeowners Association**