

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes
Thursday, February 13, 2014 at 6:30PM
At the Bradenton Fire Department

APPROVED

Before meeting representatives from Valley Crest gave presentation for new lawn maintenance contract.

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

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

VALLEY CREST:

- Anita was impressed with the Valley Crest presentation.
- Ted stated that Valley Crest can't be any worse than what Foxwood has now with Pro Gro.
- Keith asked if Management has followed up with the drive through that was done with Pro Gro. Brian stated that he has sent Pro Gro their contract so they can make adjustments and has had no response.
- Keith stated that Foxwood will not make a payment on the front entrance until the two oak trees that are dead are replaced under warranty.
- Ted wants to see something in the Valley Crest contract about picking up trash in the swales during the mowing process.
- Ted did notice that there were three of Pro Gro's employees lying in the middle of 197th during the middle of the day. Lengthy discussion followed regarding Valley Crest.
- **MOTION** was made by Anita and seconded by Ken to accept the Valley Crest contract pending the future evaluation of the Foxwood budget for maintenance. **Motion passed unanimously.**

PRESIDENTS REPORT:

- Anita stated she has received some feedback from some of the residents who ride the trails often. We should have Valley Crest focus on the trails more diligently than before.
- Anita reported that she and Keith had a meeting with an unhappy homeowner who has been complaining about noise from ATV's from his new neighbors. Ted has heard the noise but other neighbors have not complained.
- Management will send a letter to the non-compliant homeowners.
- Keith stated that there are piles of debris at a certain homeowner's home. Management will send a letter to that homeowner. Brief discussion followed regarding the letters.
- The website was down for maintenance. The webmaster made a suggestion for a pet section on the website. Anita suggested getting a password protected directory for the website, Ted stated that he thinks the website could be hacked into and would not be safe.
- Anita suggested getting a hard copy directory and a pet directory on the website; also put the directory permission form in the second mailing.
- Anita reported that residents suggested planting more trees on the community. The Board did not agree to do this.

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the action list management report.
- Brian presented the site plan for 19911 79th ave Barn and tennis court construction. Lengthy discussion followed regarding the site plans.

- Brian reported that construction has started at 20706 79th ave east. The Board instructed management to have them cease all construction until they receive a completed BRB application and a set of permit plans.
- 2 requests have been sent to Pro Gro to replace the dead oak trees at the front entrance.

NEW BUSINESS:

- Ted suggested getting the off duty sheriff patrols to start again. His house has been recently vandalized and there have been other issues which would constitute hiring the off duty patrols.
- Ted recommended getting the patrols on a weekend basis between 11AM and 3PM for a one month period. The Board agreed.
- Ken reported that there is a fire ant problem so he contacted a company that exterminates fire ants twice a year and charges \$35 an acre. The treatment has a one year warranty.
- Anita reported some other suspicious activity in Foxwood. Brief discussion followed regarding weekend patrols.
- Anita suggested getting real estate agents to have the buyers sign a form saying they have received a copy of the Foxwood documents.

UNFINISHED BUSINESS:

- None

MOTION TO ADJOURN: Keith made a motion; seconded by Ken to adjourn at 8:15 pm.

NEXT MEETING: March 11, 2014 at 6:30. At the Bradenton Fire Department.

Respectfully submitted,

Brian Rivenbark/LCAM

Sunstate Association Management Group

For the Board of Directors at

Foxwood at Panther Ridge Homeowners Association