

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes  
Tuesday, March 11, 2014 at 6:30PM  
At the Bradenton Fire Department

**APPROVED**

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

Homeowners Present: James Losee and Robert Gocinski

## **BRB APPROVALS:**

- Application and plans were submitted by James Losee to the Board for a new home to be built at 19705 77<sup>th</sup> Ave.
- Lengthy discussion with question and answer session followed regarding the materials and building time frame for the house at 19705 77<sup>th</sup> Ave.
- A **MOTION** was made by Keith and seconded by Ted to approve the BRB application for 19705 77<sup>th</sup> Ave pending any revisions required by Manatee County. **Motion passed unanimously.**
- Application and plans were submitted to the Board by Robert Gocinski for a new Barn to be constructed on 19911 79<sup>th</sup> Ave East.
- Lengthy discussion with question and answer session followed regarding the size and set back of the barn on the property.
- A **MOTION** was made by Ted and seconded by Anita to approve the BRB application for 19911 79<sup>th</sup> Ave East pending a signed approval from the neighbors to the east and landscaping be provided on the west side of the barn. **Motion passed unanimously.**
- Board took a 5 minute recess.

## **PRESIDENTS REPORT:**

- No report

## **MANAGEMENT REPORT:**

- Management and the Board of Directors proceeded with the discussion of a noise and safety issue regarding the riding of ATV's and motorcycles on the roads and swales at Foxwood.
- The noise issue was addressed because of a complaint from a resident at Foxwood. The resident is hearing loud noise from motorized ATV's and motorcycles from two of his neighbors' homes which he stated are denying him the ability to peacefully enjoy time at his home.
- The safety issue is due to the fact that ATV's and motorcycles are not allowed on the roads and swales in Foxwood.
- Keith Downs suggested arranging a meeting between the two homeowners and the complaining resident.
- Ted mentioned that according to county ordinances you can't operate a vehicle that is unlicensed and does not have head lights and tail lights. There is also an age limit of 16 years old to be a driver of the ATV's.
- Keith mentioned the liability of the association due to the fact that they are riding on the swales and roads, the association must protect themselves from this liability.
- Ted stated that there are two separate issues which are the noise complaint and the liability of them riding on the roads and swales.
- Anita noted that if the swales are damaged from the ATV's being ridden in them then the owners will be held accountable for repair. Lengthy discussion followed regarding Florida statutes and liability.

- Ken suggested sending a letter to all homeowners regarding the county statute involving riding ATV's and motorcycles being operated on the roads and swales in Foxwood. Lengthy discussion followed regarding the contents of the letter.
- Anita asked Brian what his response will be when the person complaining calls and Brian said he will tell him that he should have attended the meeting and voiced his complaint in a formal situation. The Board suggested that any complaints should be sent to the Board in writing and then they will be addressed at the next meeting.

**MINUTES:** Keith made a **MOTION** and Ted seconded to approve minutes from the February 13<sup>th</sup> meeting. **Motion passed unanimously.**

**NEW BUSINESS:**

- None

**UNFINISHED BUSINESS:**

**Contracted Lawn Maintenance:**

- Brian presented an updated contract from Valley Crest to the Board.
- Anita stated she called the president of the Preserve HOA and asked him about how Valley Crest is doing at their property. He told Anita that he is very satisfied with their job performance.
- Keith reported that he has been in contact with Pro Gro and that they are interested in keeping the account at Foxwood. The owner of Pro Gro was not familiar with what is involved with the contract for maintenance. Keith and the owner of Pro Gro are going to do a drive through to get the new account manager familiar with the layout of Foxwood and what is required to maintain the property including the trails, fence cleaning, trash pickup on the swales and weed eating in the swales. Brief discussion followed regarding Pro Gro and maintenance duties.
- Anita stated that there is a yellow jacket nest on the horse trail that needs to be removed. The location of the nest was in question.
- Keith stated that the bridges on the horse trail are slippery from algae and are very dangerous. Brief discussion followed regarding the bridges.
- Management presented a 24x36 plan set for lot# 39 for a new home. Brief discussion followed regarding the plans and new homes being built.
- Management reported that they have been in contact with John Cannon Homes regarding the new construction at 7910 209<sup>th</sup> st. Brian informed Donna Eichen from John Cannon Homes the process of the BRB.
- Ted and Keith mentioned sending a letter to any Realtor who is selling a house in Foxwood. If a new real estate sign is put up then give the listing agent a call or send a letter to inform them that the new owners need to receive a copy of the deed restrictions and bylaws.

**MOTION TO ADJOURN:** Ken made a motion; seconded by Anita to adjourn at 9:10 pm.

**NEXT MEETING:** March 29, 2014 at 5:00 (Annual meeting). At the Steenbarger's residence.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

**Foxwood at Panther Ridge Homeowners Association**