

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes
Tuesday, April 8, 2014 at 6:30PM
At the Bradenton Fire Department

APPROVED

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

MINUTES: Ken made a **MOTION** and Keith seconded to approve minutes from the March 11th meeting. **Motion passed unanimously.**

Homeowners Present:

Homeowner had a complaint to the Board about the fence at the park. The problem is that when they are at the driveway entrance of the park waiting for the school bus in the morning it is difficult to turn into the park because of the two posts at the entrance of the park. Lengthy discussion followed regarding the options for a solution. The Board agreed to contact a fence company to move the posts back inside the park and away from the driveway and to install pin latches so the gate won't swing closed by itself.

PRESIDENTS REPORT:

- Ted stated that Pro Gro has been out to Foxwood and has been doing a better job. Stephanie noted that there were some areas that were not mowed.
- Ted reported that Pro Gro did not remove some trash on the ground instead they just mowed around it.
- The ATV Issue has not been a problem lately.
- Ted stated that installing a removable post at the entrance to the trails to prevent ATVs and golf carts from entering.
- Ted Reported there was a commercial trailer at lot71. Management will send a violation letter.
- Ted has picked up a lot of trash on the property.
- Homeowner from the audience noted that she has seen many speeding violations. Management will get address for the speeding violation and send a violation letter.
- Ted suggested notifying the construction company at 7910 209th Ave. to have the bushes trimmed because it is a traffic hazard.

TREASURERS REPORT:

- Keith noted that the A/R report has a large amount of delinquent assessments and wants to know what is actually collectible. Keith stated he will call Jeff Scott.

MANAGEMENT REPORT:

- As attached to these corporate records Brian Rivenbark read from the management report.
- Brian stated that the common area fences need to be cleaned; once those fences are cleaned management will be sending violation letters to homeowners who are not cleaning their fences.
- Stephanie reported that the bridge between 77th and 75th is very slippery and is an extreme hazard to horses and riders. Brief discussion followed regarding the bridges.

- The broken swing at the park has been ordered the cost is \$179.00.
- The Board suggested continuing the off duty police patrols but instead this time have them come to Foxwood at random times on Monday through Friday. Ted suggested in addition to getting the off duty patrols calling the traffic enforcement hotline and report the speeding issue to them. Lengthy discussion followed regarding speeding.
- The Board agreed to hire the off duty patrols on random days.
- Brian presented a draft letter regarding the ATV's and motorcycles that will be sent to all residents of Foxwood. Lengthy discussion followed regarding the letter.

COMMITTEES:

- A **MOTION** was made by Stephanie and seconded by Keith to keep Sara Lee Strickland, Valerie Taylor and Nikki Olarsh on the Compliance Committee. **Motion passed unanimously.**
- A **MOTION** was made by Ted and seconded by Keith to nominate Stephanie Little as Chair of the trail Committee. **Motion passed unanimously.**
- A **MOTION** was made by Ted and seconded by Keith to nominate James Loosee to the BRB Committee. **Motion passed unanimously.**
- The future votes for BRB Committee will be clear to make sure all approvals are specific.

NEW BUSINESS:

- Anita thanked Ken for introducing everyone to the ant exterminator. Brief discussion followed regarding the ant exterminator.

UNFINISHED BUSINESS:

- Anita asked if the Yellow Jackets have been taken care of yet. Brian reported that they have not but that he needs more specific information of the location of the nest so he can call a removal company.
- Ted reported the trash cans at the park are overflowing and need to be emptied on a regular basis. It was suggested that the county trash pickup might be able to get it.
- Board agreed to send a letter to House on 77th Ave for trash in the front yard.
- Keith reported on the Pro Gro contract; the proposal includes more mowing's per year, having a crew on property Monday –Friday, spot check for ants at the park, trail cleanup each time there is a mowing, Keith suggested this be done quarterly and fence cleanup. Brian noted that Pro Gro billing is always late. Lengthy discussion followed regarding the Pro Gro contract.
- A MOTION was made by Keith and Ken to have Pro Gro draw up a contract and go with that contract upon review and approval. **Motion passed unanimously.**
- BRB recommendation for approval; 7910 209th st.
- The Board reviewed the plans and agreed with the BRB recommendation to have them add the landscape plans, include a fence for the generator pad and trim the overgrown bushes on the curve of 79th and 209th
- AMOTION was made by Ted and seconded by Anita to approve the BRB application of 7910 209th st with the recommendations from the BRB Committee. **Motion passed unanimously.**

MOTION TO ADJOURN: Keith made a motion; seconded by Ted to adjourn at 8:31 pm.

NEXT MEETING: May 13th , 2014 at 6:00

Respectfully submitted,
 Brian Rivenbark/LCAM

Sunstate Association Management Group
For the Board of Directors at
Foxwood at Panther Ridge Homeowners Association