

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes  
Tuesday, June 10, 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 of Sunstate Association Management Group.

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

## **President's Report**

- Ted spoke with ProGro and pointed out the trees that needed shaping. The smaller trees were shaped, the newer oak trees were not done, is waiting to speak with Trace about those.
- The trails and the mowing are looking nice. Is going to talk to them about edging as well, since there were a few concerns.
- Pressure cleaning on the fences need to be followed up on. Letters need to be sent to some residents.
- A black truck driven by a teenager has been causing some problems, doing a burnout and leaving Ted in a fog of black smoke. After turning off onto a trail, the truck went to the other side of the trail waiting for Ted to come out.
- It was suggested that Ted call the police just to file a report to have it on file in case something else happens in the future.
- Residents are not receiving the e-mail blasts from Sunstate Management, Brian will do some research as to why the emails are not going through. The board would like to look over any emails before they get "blasted" to all residents, just to check and make sure that everything is ok before all residents are receiving information.
- The entrances to the trails in Foxwood do not have any signs that say, "No ATVs, no motorized vehicles." Ted took a picture of the sign used at The Forest and it has the county or state ordinance number on the sign. Brian said that he will contact Cornerstone signs to get some information.
- Stephanie Little spoke with Jim Flynn from The Point yesterday about the ATV situation that the association has. Wants all three communities to reiterate to the residents that ATVs are not allowed. The trails are in good shape, minus the tracks from the ATVs. The boards on the bridge near The Point need to be replaced within the year. The email conversation will be sent over to Brian. Stephanie is going to set up a meeting at the bridge with Jim, Ted, Brian and herself to discuss this further.

## **Treasurer's Report**

- Financials will be in on the 15<sup>th</sup>. Brian commented that he had Stacy add in the line for security since it was getting a bit expensive for the off duty patrols and now it will be easier to keep track of.

## **Management Report**

- Brian received a landscape and irrigation plan for 7910 209<sup>th</sup>.
- A letter was sent to Lot # 47 for overgrown lawn. It has been taken care of.

- SwiftMud inspection is complete, no paperwork has been seen.
- The home on Lot # 46 will be auctioned off soon.
- BRB needs some members...Brian will send email to see if Mike, Ed, and James to see if they are accepting a position with BRB. Board will approve the members next meeting. The BRB meetings must be posted two weeks in advance with a short agenda, but this can be done on the website.
- Consensus is Friday night and Saturday night from 8pm-12am and 10pm-2am and a random weekday from 4-8. Security needs to look out for juveniles in the park, ATVs, kids parked smoking/drinking; anything out of place.
- Brian is going to contact the traffic department again to see if the Association can get a mobile radar to put on 79<sup>th</sup> which is the chronic "race track".
- All future meeting dates have been confirmed; they are on Tuesdays. Next meetings: July 8<sup>th</sup>, August 12<sup>th</sup>, September 9<sup>th</sup>.
- Brian suggested that next year the meeting be conducted later in the month so that financials will be out come meeting time.

### **Unfinished Business**

- Landscaping - Ted has not heard back from Tim, committee needs a third member. A plan needs to be developed before anything with the new trees project can be done.
- Compliance – Brian did a drive two weeks ago, only issue seemed to be dirty fences. Anita offered to ride with Brian during compliance, just to have two sets of eyes.

**Motion** made by Ken seconded by Anita to adjourn the meeting at 7:33 p.m. Motion passed unanimously.

**NEXT MEETING: July 8, 2014 at 6:30. At the Bradenton Fire Department.**

Respectfully submitted,

*Brian Rivenbark/LCAM*

Sunstate Association Management Group

For the Board of Directors at

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