

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Tuesday, July 8, 2014 at 6:00PM

At the Bradenton Fire Department

**APPROVED**

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

MINUTES: Keith made a MOTION and Anita seconded to approve minutes from the May 13th meeting. Motion passed unanimously.

## PRESIDENTS REPORT:

- Ted stated that Pro Gro has been doing a better job. Ted noted that they have gotten stuck in ditches a few times.
- Ted reported that he has an appointment with Lee from Pro Gro for the following week to show him what remaining fences need pressure washing as well as some weeds that are growing along the edges and some trimming that needs to be done. Keith asked to be included in the ride along with Ted.
- Ted reported that he and Stephanie had met with two gentlemen from The Point neighborhood and discussed a trail bridge that is in great disrepair, located on the most eastern area of Foxwood's trails. It is dangerous and he recommended that the bridge be roped off. The Point is in the process of getting bids for the repairs to be split between the two communities. This is the only thing to report regarding the trails so there will not be an additional "Trail Report".
- Ted reported the incidents that occurred on 4<sup>th</sup> of July and it was decided that the outcome of having a Sheriff on site for the holiday was excellent and that it will be done again for similar holidays (i.e. New Years Eve).
- Ted reported speaking to the new family at **Lot # 29** regarding where their property line was and where needed to be maintained.  
Ted reported that the county had come through and done some trimming on the culvert but forgot to pick up some of the debris from doing so. Requested that Brian contact the county to have the piles removed.
- Ted informed of the sale of **lot # 29**. Would like to have the Welcome Committee arrange something for the new family.
- Ted reported on the issue of the black pick up truck that was causing a problem and stated that the local authorities were informed and handled the situation.
- Ted expressed that he felt chronic speeders seemed to have subsided since the Violation Letters were sent out and that it seems to be less of a problem.
- Ted spoke to the construction company at 7910 209th Ave. about having the bushes trimmed because it is creating a traffic hazard. He will be taking photos of the area that needs to be taken care of to forward to the builder and the homeowner.

## TREASURERS REPORT:

- The report shows a significant amount of money over budget but that it is due to the front entrance landscape restoration project and that those expenditures will be adjusted into the Allocated Surplus making the final number under budget.
- Brief discussion regarding the dues for the community and how long they have been at the current rate. Discussed that there was no need to raise or decrease the dues at this time.
- Discussion regarding what possible projects could be done with the Surplus. Brian instructed that if the project were to cost in excess of \$10,000.00 a membership vote would be required. Brian would be clarifying with Michelle to confirm.
- Brief conversation about the **Lot # 22** house that is in the Foreclosure process and if anything can be done legally regarding expediting the foreclosure, placing a lien on the property, etc. with regards to the dues and

the dangerous nature of the condition of the home on the property. Brian to research what steps could be taken with regard to this property.

- Brian advised that the security expenses be kept at a necessity so as to avoid going over budget since this area was not allocated or discussed at the most recent board meeting and as such was not included on the community's annual budget.

#### MANAGEMENT REPORT:

- BRB approved the irrigation plans for 7910 209<sup>th</sup> Street unanimously.
- Brian stated that himself and Anita did a drive through of the community and 4 violations were found, all regarding mailboxes and their cleanliness and state of repair.
- Two upcoming closings: 7620 205<sup>th</sup> Street and 1979 208<sup>th</sup> Street.
- Brian reported that he had been notified by a homeowner that the sprinklers for the front entrance had been coming on each morning at 9AM. Brian has attempted to contact Pro Gro twice and both times the mailbox was full. He will continue to contact them to resolve this issue.
- Brian entered an email request for the Radar speed limit sign on 79<sup>th</sup> on the 13<sup>th</sup> of the month.
- No Trespassing Signs/No ATV signs for the front entrances of the trails have been ordered. 18"x24" signs with reflective background to be installed Monday by Brian and Ted. In the amount of \$1,837.56.

#### COMMITTEES:

- Nothing to report by either committee other than the irrigation plan being approved and the trail information stated above in the President's report as noted above.

#### NEW BUSINESS:

- Anita reported that the new home being built at Lot # 39 still needed to submit their information regarding home paint colors, landscaping plans, etc. and that she had spoken to him about this and the possibility of them installing ponds on the property. Brief discussion regarding this situation and the benefits of ponds on the properties was had.

#### UNFINISHED BUSINESS:

- Anita asked about the possibility of doing a directory. The board agreed to have Sunstate Management send out the request for information for the directory and the homeowners approval to be included in said Directory. If they did not want to be included it was agreed that Brian would maintain the contact information on file at Sunstate's office for the access of Board Members only.

MOTION TO ADJOURN: Keith made a motion; seconded by Anita to adjourn at 7:44 PM.

NEXT MEETING: August 12th , 2014 at 6:00 PM.

Respectfully submitted,

Brian Rivenbark/LCAM  
Sunstate Association Management Group  
For the Board of Directors at Foxwood at Panther Ridge Homeowners Association