

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Tuesday, August 12, 2014 at 6:30PM

At the Bradenton Fire Department

APPROVED

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

MINUTES: Anita made a MOTION and Ted seconded to approve minutes from the July 8th meeting with one correction that the time be changed from 6PM to 6:30 PM. Motion passed unanimously.

PRESIDENTS REPORT:

- Ted reported that he mowing of the swales has been a problem. He has contacted Kevin at Pro Gro to make sure they are mowed and that the common fences are cleaned.
- Pro Gro has lost their storage space at the Concession for their trailer. Pro Gro has asked the Board to allow them to put up a shed in the park area to store their lawn equipment.
- A **MOTION** was made by Ted and seconded by Anita for Pro Gro (at their request) to purchase and install a shed on the South East corner of the park. Foxwood reserves the right to purchase the shed at fair market value if the contract with Pro Gro is terminated. Pro Gro will sign a contract stating that Foxwood will not be liable for damage to the shed or equipment stolen out of the shed. **Motion passed unanimously.**
- Ted stated that the off duty sheriff patrols are going well. A brief discussion followed regarding an incident reported by one of the patrols.
- The realtor sign at the home on 74th has been removed. Brian stated that the home has closed and that a payment has been made to the Association has been made.
- Ted noted that there has not been any more burning of construction waste of the new home being constructed on 77th and 197th. Brief discussion followed regarding the size of the home.
- Ted requested that the pota potti needs to be moved at the construction site along 209th Ave. Management will contact the project manager and ask to have it moved.
- The new no trespassing signs at the entrance of the trails have been installed. Some of the older trail marking signs may need to be adjusted so they face in the right direction.

TREASURERS REPORT:

- No report - Treasurer absent
- Ted stated that Lot # 8 is still active at the house. Any violations observed should have letter sent. Management will check to see if lien has been placed.
- Late notices will be sent for any over 90 days.

MANAGEMENT REPORT:

- Brian stated on August 8th a new resident proceeded to construct a new driveway circle without a completed BRB application. Brian reported that he drove to the house to observe the violation.
- Brian contacted the owners to explain to them the issue at hand. The owners complied the very same day and submitted a BRB application which was approved.
- Brian & Ted assisted cornerstone signs with the locations for the no trespass signs for the trails.
- Brian will get the information of the 2 new owners to Stephanie for the Welcome Committee.
- Dirty fence violation letters have been mailed management has not had any responses as of this time.
- The invoices for Pro Gro have been paid and we are now current. Brief discussion followed regarding paying invoices.
- The off duty patrols will be reduced from 3 times a week to once a week starting in September.

COMMITTEES:

- No Report

NEW BUSINESS:

- None

UNFINISHED BUSINESS:

- Ted asked about temporary structures like a tent or a tarp. There seems to be a small party type tent set up at one of the homes. It is not very visible but management will look for it during the next drive through.

MOTION TO ADJOURN: Anita made a motion; seconded by Stephanie to adjourn at 7:34 PM.

NEXT MEETING: September 9th , 2014 at 6:30 PM.

Respectfully submitted,

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