

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Tuesday September 9, 2014 at 6:30PM

At the Bradenton Fire Department Station #5

Approved

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

MINUTES: Ted made a MOTION and Stephanie seconded to approve minutes from the August 12th meeting with three correction typos regarding grammar. Motion passed unanimously.

HOMEOWNERS COMMENTS:

- Brian confirmed with Home owner that minutes are available on the website.
- Homeowner discussed the recent compliance letter received regarding a dirty wall. The compliance drive by was completed on 8/8/14 by Brian and one Board member. Brian confirmed that no one crossed onto homeowner property. Board member mentioned, many letters were sent. No homeowners were singled out. Brian to close out the open violation.
- Homeowner concerned with trees growing across her fence, onto her property. Board suggests speaking with neighbor regarding overgrown trees directly. If neighbor to neighbor does not work, Board suggests homeowner to call Brian to contact homeowner to make homeowner aware of issue.
- Homeowner requests that the trails are properly maintained. Homeowner also noted, most recently trails have been trimmed properly.
- Board discussing possibly rotating or repositioning the trail signs.
- Homeowner gives contact information to Stephanie Little for trail committee.
- Homeowner notes that bridge is slippery and covered with tree needles. Board agrees the bridge needs to be cleaned and coated. Brian suggests pressure washing signs, fences and bridges. Brian to get bids.
- Board thanked the homeowner for her comments and suggestions.
- MOTION made by Ted seconded by Keith To have Keri Cooper join Stephanie on the Trail Committee. MOTION PASSED unanimously.

PRESIDENTS REPORT:

- Ted confirmed shed for park has been purchased and is to be installed within next two weeks.
- Ted met with new homeowners Nemecheks. Porta-potty has been removed and overgrown corner has been cleared.
- Ted noticed that owner on 205th is not mowing. Compliance letter #2 has been sent. Brian to monitor this situation.
- Brian to make calls to call homeowners that have open 2nd letter compliance issues.
- Board suggests adding time expiration to ARC form approval of 6 months. No additional fee to re-apply.
- Brian to review Loosee original approved plans. Board concerned plans may have changed and have not been approved.
- Per Ted, Brian to email BRB to add expiration date of 6 months on any future approvals.
- Ted noted mowing is going well.

TREASURERS REPORT:

- Assets / Liability / Fund balance – July vs. June – Assets
- Treasurer read from financials report. Compared July to June.
- Keith requests SMGI to look into the source of assessments line item increase. (July line item 4020, \$21,700)
- Keith notes to plan and budget for security line item expense.
- SMGI to call homeowners over 60 day delinquent on the AR report. Nicole to call owners as “friendly reminder” confirming that owner received the quarterly invoice and reminds them that the assessment is still currently unpaid.

MANAGEMENT REPORT:

- Brian read from the management report.
- Brian received BRB application for new patio at 7120 205th St.
- 4 compliance letters were sent.
- Brian received attorney letter request for delay of foreclosure 19707 79th Avenue East

- Brian called Manatee Co. requesting Mobile radar units Currently order has been received and on waiting list.
- Brian suggested planning a budget planning meeting with the Board and Michelle sometime in October.

COMMITTEES:

TRAILS

- Trail that is east of the park, needs to be trimmed. This is possibly the preserve.
- Please contact The Preserve – this is Scrub Jay Preserve.
- Stephanie to call Jeff Scott.

WELCOME

- Stephanie left message for new owner, Mays.
- Stephanie hand delivered welcome letters to the two new owners.

NEW BUSINESS:

- None

UNFINISHED BUSINESS:

- Lengthy discussion regarding lumber for trail bridges
- Brian to get pressure washing bids.

MOTION TO ADJOURN: Stephanie made a motion; seconded by Ted to adjourn at 7:50 PM.

NEXT MEETING: October 14th, 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