

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Tuesday November 11, 2014 at 6:30PM

At the Bradenton Fire Department Station #5

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

MINUTES: Stephanie made a **MOTION** and Ken seconded to approve minutes from the October 14th meeting. Motion passed unanimously.

PRESIDENTS REPORT:

- Ted reported that the mowing is going well, despite all the rain, preventing access at times.
- Fidel is emptying garbage cans at park on schedule. Ted will pick up replacement cans.
- Ted noted, security needs to be set up for Thanksgiving week, December month and to cover upcoming holidays.

TREASURERS REPORT:

- As attached to these corporate records, Keith Downs reported on the October financials.
- MOTION made by Ken Scheidt, seconded by Stephanie Little to approve the 2015 budget.
- Discussion over those past due.
- Nicole reported that all owners past due for October were sent past due notice on November 4, 2014.
- FPR 08 lien to be confirmed by attorney.
- MOTION made by Keith, second by Stephanie to move the reserve to cover the bridge, not to exceed \$3000.
- The Pointe will reimburse Foxwood directly for 27% as per the Shared Rights Agreement.

MANAGEMENT REPORT:

- Nicole Banks read from the Management Report.
- Nicole reported that the Hoover bid is \$575.00 for fence cleaning.
- Ted can meet with Hoover and Nicole to spell out number of fences to be cleaned.
- Nicole to contact Cornerstone to bid repair of front entrance sign.
- SMGI to send certified letter to homeowner regarding swale damage. This needs to be fixed and sodded. If the homeowner does not repair within 14 days, ProGro to repair and bill to homeowner.
- Nicole will make weekly visit each Tuesday.

COMMITTEES:

TRAILS

- Stephanie reported that she hasn't been on the trails because they are wet.
- Fidel to trim low hanging branches to be trimmed.
- Areas around signs to be trimmed to ensure visibility.
- Per Ted, volunteers to adjust the signs.
- Ted noted, bridges are slippery. Ted to pick up spray tank to have Fidel clean the bridges.

WELCOME

- Sales application complete and post to the website
- Stephanie is still trying to set up a welcome with the Mays.
- Stephanie has left message with Natalie Seftas.

UNFINISHED BUSINESS:

- Compliance procedures. Lengthy discussion.

NEW BUSINESS:

- Cut back is needed at lot 53.

MOTION TO ADJOURN: Stephanie made a motion; seconded by Ted to adjourn at 7:30 PM.

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

Submitted by

Michelle Thibeault

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