

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes  
Tuesday December 9, 2014 at 6:30PM  
At the Bradenton Fire Department Station #5

APPROVED

QUORUM: Ted Meuche; President, Stephanie Little; Vice President, Keith Downs; Treasurer, Anita Zavacky; Secretary and Director, Ken Scheidt. Also present, Nicole Banks of Sunstate Association Management Group and BRB committee members Mike Little and James Lossee.

MINUTES: Stephanie made a **MOTION** and Ken seconded to approve minutes from the November 11<sup>th</sup> meeting. Motion passed unanimously.

## PRESIDENTS REPORT:

- Ted gave the report.
- Ted noted that the bridges have been sprayed. A professional pressure washing is still needed sometime soon.
- Ted reported on abandon home FPR22, safety concern. Sheriff spoke with Ted as well. Sheriff to submit recommendation to properly secure the home. Property Solutions was at property to monitor condition of property. Nicole to attempt to contact Property Solutions on status / condition of home. Taxes to date, have been paid.
- MOTION made by Ted, seconded by Anita to have Lobeck record the lien on FPR22.
- Hoover completed the PW. One sign that was missed, to be done by next week.
- Ted noted that the lights need to be fixed at the front entrance.

## TREASURERS REPORT:

- As attached to these corporate records, Keith Downs reported on the October financials.

## MANAGEMENT REPORT:

- Nicole Banks read from the Management Report as attached.

## COMMITTEES:

### BRB

Mike Little gave the report. He suggested that the CCRs be updated to reflect the following:

- Increase minimum square ft. to 3,000. Keith suggested to look into other neighboring communities.
- Require a pond (lake). Size requirements to be determined. Keith inquired whether or not all owners have a pond.
- Garage on the side and windows required.
- The rear of the home not facing the street. The front door faces the street on which the home is addressed.
- Any disturbed vegetation be sodded or seeded.
- Lengthy discussion regarding Land Planning Guide / CCRs.
- As per Ken's suggestion, the BRB will look for a 3<sup>rd</sup> required BRB member and the wording changes for submittal to the Board.

### TRAILS

- Stephanie reported the trails look good.
- Ted noted an owner pointed out a trail near scrub jay needs to be cut back. Ted will speak with Fidel.

### WELCOME

- Stephanie and committee have done the Seftas welcome.
- Stephanie will reach out again to Mays. If need be, she will simply hand deliver gift basket to their door.

### HEARING PANEL

- Final letter to be sent regarding mailbox at FPR54. Next step will be sent to HP Committee.

## UNFINISHED BUSINESS:

- None.

## NEW BUSINESS:

- None.

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

NEXT MEETING: February 17, 2014 at 6:30 PM.

Submitted by

Nicole Banks

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