

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes  
Tuesday January 20, 2015 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.

CALL TO ORDER: The meeting was called to order at 6:35pm by President, Ted Meuche.

MINUTES: Ted made a **MOTION**, seconded by Ken to approve minutes from the December 9<sup>th</sup> meeting. Motion passed unanimously.

## PRESIDENTS REPORT:

- Bridge cleaning went well. Lots of positive feedback.
- Fireworks were to a minimum this year.
- M&E Landscape is going well.
- Noted most lights at the entrance are working. Ted will flag the lights that are not and M&E will replace as necessary.
- M&E also to replace the few missing lenses.
- Ted presented the proposal received from Mike Mizell to repair swale near horse trails on 79<sup>th</sup> by installing a corrugated pipe and completely covering with sod in the amount of \$1840.00.
- After Board discussion, **MOTION** made by Anita, seconded by Ken to approve bid as presented for a total cost not to exceed \$3,680 for both job repairs at 79<sup>th</sup> and 74<sup>th</sup> swales near horse trails. Motion passed unanimously.

## TREASURERS REPORT:

- As attached to these corporate records, Keith Downs reported on the December 2014 financials.

## MANAGEMENT REPORT:

- As attached, Nicole Banks read from the Management Report.
- Nicole presented three landscaping bids.
- **MOTION** made by Ken, seconded by Ted to accept the proposal from M&E Landscaping. Motion passed unanimously.
- A **MOTION** made by Ted, seconded by Ken to appoint Keith Downs as the third BRB committee member. Keith accepted appointment. Motion passes unanimously.
- The Board noted the following additional compliance letters need to be sent: 77<sup>th</sup> both vacant lots – for mowing.
- Nicole to review compliance documents prior to sending letter regarding weeds around pond.
- Hearing Panel notice to be sent to owners who have already received a 2<sup>nd</sup> compliance violation letter.
- Mike Little submitted BRB change recommendations. Nicole will verify with attorney and proceed accordingly.
- **MOTION** made by Ken seconded by Keith to accept and add #2 and #3, as presented to the Land Planning Guide.
- SMGI will include a Resident Information Sheet with the First Notice of the Annual Meeting mailer.

## COMMITTEES:

- No Reports.

## UNFINISHED BUSINESS:

- Annual Meeting day, time and place to be determined.

## NEW BUSINESS:

- None.

MOTION TO ADJOURN: Ken made a motion; seconded by Anita to adjourn at 7:43 PM.

NEXT MEETING: February 17, 2015 at 6:30 PM.

Submitted by

Nicole Banks

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