

# Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes  
Tuesday February 17, 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 6:31pm by Secretary, Anita Zavacky.

MINUTES: Anita made a **MOTION**, seconded by Ken to approve minutes from the January 20<sup>th</sup> meeting. **MOTION** passed unanimously.

## PRESIDENTS REPORT:

- Ted noted that he has not seen the landscapers since the initial cut. Nicole to verify M&E current schedule.
- The swale repair at the horse trails at 79<sup>th</sup> and 74<sup>th</sup> is complete and done well.
- M&E to cut back sprinkler system at the grass at park.
- 213<sup>th</sup> corner opposite of park is being overwatered. M&E to adjust.
- Ted received a complaint regarding the noise created by a neighboring roof cleaner. Ted referred him to the management company and also mentioned if it continues after 10pm, he may call the sheriff.
- The Board to review the approved plans lot FPR72.

## TREASURERS REPORT:

- Keith gave the report.
- Keith noted that compared to 2014, the financials are on track and the accounts receivable are coming along.
- The legal line item was also reviewed regarding the recent costs on filing claim of lien and advice on amending docs.

## MANAGEMENT REPORT:

- The three proposed changes will need to be included on the proxy and require 2/3 vote to add to the docs.
- **MOTION** made by Ted, seconded by Stephanie to include in the proxy, four separate items to vote on for approval to amend the documents.
- **MOTION** made by Keith, seconded by Ted to move funds from reserves to operating account for the swale repair at the horse trail entrances at 79<sup>th</sup> and 74<sup>th</sup> (paid to Mizell) in the amount of \$3,680.
- FPR31 to be sent to Hearing Panel regarding trash (photos included). **MOTION** made by Ted, seconded by Anita to send FPR31 to Hearing Panel for fining. The Board noted this is a chronic issue.

## COMMITTEES:

- None.

## UNFINISHED BUSINESS:

- None.

## NEW BUSINESS:

- Board to provide, utensils, plates, cups, sodas, water, napkins etc. Stephanie will pick up the items.

MOTION TO ADJOURN: Keith made a motion; seconded by Anita to adjourn at 7:25 PM.

NEXT MEETING: Annual Meeting on March 14, 2015 at 5:00 PM at the Holler Residence.

Submitted by

Nicole Banks

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