

## FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

### 2015 Annual General Membership Meeting

**Date:** Tuesday, April 21<sup>st</sup>, 2015  
**Time:** 6:30 PM  
**Location:** Bradenton Fire Department Station #5  
**APPROVED**

**Call to Order:** The Annual membership meeting was called to order at 6:30 PM by Ted Meuche.

**Proof of Notice of Meeting:** The notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

**Quorum** of members was verified by Nicole Banks from Sunstate Management Group. She reported to the President that there were on 26 present in person or by proxy and that a quorum has been established.

**MINUTES:** Ted made a MOTION seconded by Keith to waive the reading of the minutes and approve minutes from the 2014 Annual Meeting. Motion passed unanimously.

The members agreed to allow the guest speakers in attendance from The Concession to give their presentation regarding the Helipad prior to conducting any further Annual Meeting business.

Otto Jack, the in house attorney for the Concession presented their intentions of installing a helipad in the near future outside the back gate of the Concession, off of Lindrick. The application has been filed with Manatee County. Foxwood HOA received a copy of the application filed with the County.

#### **Presentation Highlights:**

##### Foxwood raised a few concerns:

- |                                       |   |
|---------------------------------------|---|
| -Hours, frequency & Size limit?       | -Would they fly directly over Foxwood?        |
| -Would there be added lights / noise? | -Can Foxwood owners have use to this helipad? |

##### Otto stated:

- |   |                                       |
|---|---------------------------------------|
| -The FAA application has not yet been submitted | -There would be no nighttime landings |
| -Foxwood could use in the case of an emergency  | -If passed, he would alert Foxwood.   |

#### **COMMITTEES:**

Mike Little of the BRB Committee gave a brief explanation on some of the main reasons for the proposed changes to answer questions from the homeowners present.

Reason for a pond requirement- Drainage, fire ponds, continuity in the community

Reason for minimum square feet to increase to 3000- To increase the property value and to meet what has become the norm in Foxwood.

The Board also noted that all current property and home owners are grandfathered in.

**Vote:** **Carryover:** *An excess of Membership Income over Membership Expenses for the year ended December 31, 2014, as defined in IRC Sec. 277 shall be applied against the subsequent tax year members' assessments (operating or reserve) as provided by IRS Revenue Ruling 70-064. (If not carried forward the excess would be subject to Corporate Income Tax.) The Board recommends you vote FOR the carryover. There were a total of (26) Yes votes and (0) No votes. The vote carried.*

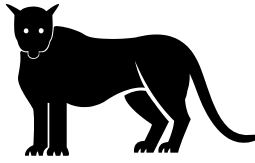
##### Amended CC&Rs:

As presented on the proxy and attached to these corporate minutes, Article 9.12 C, H and D received (23) Yes votes and (3) No votes. The 23 does not meet the 2/3 majority required to pass CC&R amendments.

**MOTION TO ADJOURN:** Ted made a motion; seconded by Stephanie to adjourn at 7:15PM.

**Adjournment:** Meeting was adjourned at 7:15PM.

Respectfully submitted,  
Nicole Banks  
Sunstate Association Management Group  
For the Board of Directors at Foxwood at Panther Ridge Homeowners Association



## FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

### 2015 Organizational Meeting

**Date:** Tuesday, April 21<sup>st</sup>, 2015  
**Time:** 7:15 PM  
**Location:** Bradenton Fire Department Station #5  
**APPROVED**

**QUORUM:** A quorum was established.

**Call to Order:** The meeting was called to order by Nicole Banks.

#### **New Business:**

##### *Election of Officers*

Per Florida law, since there is the same number of candidates as number of positions for the Board then the election is effectively cancelled. The Directors nominated the following officer positions.

President	Ted Meuche
Vice President	Stephanie Little
Treasurer	Keith Downs
Secretary	Anita Zavacky
Director	Ken Scheidt

#### **Treasurer's Report:**

- Keith reported from the March Financial Statements.
- Keith requested details on the following chart of account items- 8342, 6085, 6040.
- **MOTION** made by Ted, seconded Stephanie to reduce security from weekly to as designated by the monthly schedule determined by the Board at each monthly meeting. MOTION passed unanimously.

#### **HOMEOWNER COMMENTS:**

- Owner- suggested address playground and parking lot. New shell needed – weeds in shell. Board approved to request quote from M&E Landscape / Big Earth Landscape and Mike Mizell.
- Owner concerned with horse bridge is structurally “compromised” – flexes when crossing. The trail bridge nearest 213<sup>th</sup> at Deer Crossing. Nicole will contact Jeff Burdick to take a look.
- Owner discussed the swales clear / maintained –this is handled by Manatee County. Please report to County and they should respond as needed. Homeowner offered to send maps and mark swales needing attention.

#### **COMMITTEES:**

**BRB Committee-** Mike Little gave the report.

- Lengthy discussion regarding planting grass and trees along the streets.
- Suggestion is to fertilize the current Bahia grass three times per year.
- Beginning with a three step process - 3 way (weed killer) / fertilize three times per year / top seed.
- **MOTION** Ted, seconded by Ken to get bid from M&E for Grass to property line.
- Following lengthy discussion- **Subject has been TABLED-** Suggestion adding Oak Tree / \$200 delivered and planted. \$175 per tree if purchase 150 trees. Would need to be watered. Perhaps beginning at main roads. Board requests pricing on maintaining – trimming / watering / where to plant the trees.
- **MOTION** made by the Board to schedule meeting with arborist at *no cost*. Mike Little to be present.
- Following lengthy discussion- **Subject has been TABLED** – Suggestion regarding installing security cameras.

**MOTION TO ADJOURN:** Ted made a motion; seconded by Keith to adjourn at 9PM.

**Adjournment:** Meeting was adjourned at 9PM.

Respectfully Submitted,

Nicole Banks

For the Board of Directors at Foxwood at Panther Ridge Homeowners Association, Inc.