

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, December 15th, 2015
Time: 6:30 PM
Location: Bradenton Fire Department Station #5
APPROVED

Call to Order: The meeting was called to order at 6:30 PM by Stephanie Little.

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: Present were President; Stephanie Little, Treasurer; Keith Downs and Director; Anita Zavacky. Also present was Nicole Banks of Sunstate Management.

MINUTES: Anita made a MOTION seconded by Keith to waive the reading of the minutes and approve minutes from November 2015 as presented. Motion passed unanimously.

Homeowner Comments:

- The front lights at the entrance are all out.
- Nicole will get bids for electrical fix at entrance Beachem and Luminous Electric, John Levy.
- A **MOTION** made by Stephanie seconded by Anita to approve entrance landscaping not to exceed \$3500. Motion passed unanimously.
- Homeowner questioned what is going on with Lot 39 with no green grass.

Presidents Report:

- Stephanie will be meeting with M&E in the near future to go the trails.

Treasurers Report:

- As attached to these corporate records, Keith reported from the November Financial Statements.
- A MOTION made by Keith seconded by Anita to turn Lot 28 over to the attorney for collections. Motion passed unanimously.
- A MOTION made by Keith seconded Stephanie to send Lot 18 a certified late notice on 1/10/16 if account still past due. Motion passed unanimously.

Management:

- As attached to these corporate records, Nicole reported from the action list.
- Nicole gave a summary of the helistop email from the committee. Lobeck and Hanson will continue to represent the association.
- Nicole will speak with M&E directly regarding trash pickup. We have noticed that trash is even being mowed over.
- Nicole will contact M&E and send Board their schedule.

BRB:

- The Board has approved the BRB application as submitted on November 18th 2015 by Lot 49.

New Business:

- None.

Meeting was adjourned by Anita at 7:43pm.

Next meeting will be January 19, 2016.

Respectively submitted,

Nicole Banks, CAM Sunstate Management