

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, May 17, 2016
Time: 6:30 PM
Location: Bradenton Fire Department Station #5
APPROVED

Call to Order: The meeting was called to order at 6:31 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, Vice President; Nikki Olarsch, Treasurer; Keith Downs and Directors; Holly Chamberlain and Daniela Drillman. Also present was Nicole Banks of Sunstate Management.

MINUTES: Holly made a MOTION seconded by Keith to approve minutes from April 19, 2016 as presented. Motion passed unanimously.

Election of Officers:

- MOTION made by Stephanie seconded by Daniela for Nikki as Vice President. MOTION passed unanimously.
- MOTION made by Stephanie seconded by Daniela for Keith as Treasurer. MOTION passed unanimously.
- MOTION made by Daniela seconded by Keith for Stephanie as President. MOTION passed unanimously.
- MOTION made by Stephanie seconded by Keith for Daniela and Holly as directors. MOTION passed unanimously.

Presidents Report:

- No report.

Treasurers Report:

- Keith reported from the April 30, 2016 Financial Statements.
- MOTION made by Keith seconded by Stephanie to send Lot 50 to the attorney for collections. MOTION passed unanimously.
- Nicole to send notices to owners regarding autopay and post to website.
- Nicole to send Keith detail on chart of accounts 8100 and 6045.

Management:

- Nicole reported from the action list.
- Send Lot 30 a final notice certified regarding compliance.
- Cut back is needed at 77th trail sign. Perhaps the trail signs are moved to be more visible.
- Nicole to get bids for common area pressure washing.
- Nicole to get bid for shell at park.
- Nicole will be sure the action list included lot numbers.
- Nicole will send a letter to lot 63 in response to his reply to the two compliance letters. The lot owner of 63 must properly clear the debris piles and create a proper drainage plan.
- Lot 70 called. They requested a 30 day extension on the compliance issue. This was approved.
- Lot 42 requested a 30 day extension on the compliance issue. This was approved.

Unfinished Business:

- The Landscaping Maintenance bids were reviewed.
- Nicole will invite Quality Lawn and LMP to the next meeting.

New Business:

- Daniela presented the proposed Helistop policy. MOTION made by Daniela seconded by Stephanie to adopt and accept the Helistop policy as presented. MOTION passed with 4 in favor / 1 opposed. This policy expires one year from today.
- Holly discussed property drainage flow concerns.
- The Board would like to contact the county, storm water department to ask them who is responsible for all the drainage ditches in Foxwood. Nikki and Holly to work together to resolve this issue.

With no further business to discuss, the meeting was adjourned by Stephanie at 8:27pm.

Next meeting will be at the Fire Station #5 on Tuesday, June 21st at 6:30pm.

Respectively submitted,

Nicole Banks, CAM Sunstate Management