

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, July 19, 2016
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, Vice President; Nikki Olarsch (via conference call), Treasurer; Keith Downs and Directors; Holly Chamberlain and Daniela Drillman. Also present was Nicole Banks of Sunstate Management.

MINUTES: Stephanie made a MOTION seconded by Keith to waive the reading and approve minutes from June 21, 2016 as presented. Motion passed unanimously.

SWFMD Presentation: Tara Poulton and Dennis Medved of SWFMD gave an informational presentation. The past and present drainage system was discussed in detail. The HOA plans to contact the county. Perhaps SWFMD could conduct an analysis of the current situation and recommend proper action.

Homeowner Comments:

- The owner of Lot 63 submitted a BRB application.
- Matt Shapiro questioned the ability of the association to levy a fine.

Presidents Report: No report.

Treasurers Report: Keith reported from the June 30, 2016 Financial Statements. Legal account is over budget.

Management Report: Nicole reported from the July action list.

- MOTION made by Stephanie, seconded by Daniela to levy the fine to Lot 63 in regards to the current noncompliance issue at the \$50 per day, not to exceed \$1000. MOTION passed unanimously.
- Nicole will get a bid for painting restore on the bridges. The slippery bridges continue to be a concern.

Unfinished Business: None.

New Business:

- Lot 23 to be contacted regarding the camper parked on the roadside.
- The welcome committee welcomed the owners of Lot 74.

With no further business to discuss, the meeting was adjourned by Stephanie at 7:57pm.

Next meeting will be at the Fire Station #5 on Tuesday, August 16th at 6:30pm.

Respectively submitted,

Nicole Banks, CAM Sunstate Management