

FOXWOOD at PANTHER RIDGE HOA

Building Review Board Meeting

Date: Tuesday, September 6, 2016

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:42 PM by Nikki Olarsch.

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 Nikki Olarsch, Holly Chamberlain and Daniela Drillman. Also present was Nicole Banks of Sunstate Management.

Homeowner Comments and Committee Discussion:

- Lot 34
 - Welcome lot owners of Lot 34. It is requested that the security lighting be downward in direction and or motion sensor.
 - Prior to approval the committee would like to see landscaping plans for Lot 34.
 - Exterior paint colors are missing from the application.
- Lot 63
 - Per Owner- Landscaping, irrigation and colors / materials will be submitted for approval prior to proceeding.
 - Most lighting will be directed on his home or in a downward direction.
 - Owner will submit a request to install an invisible fence, specifying the location. Owner does not plan to fence the property.
 - No specifics for the out building have been submitted. Therefore, the out building will not be approved. The setback is okay.

New Business:

- **MOTION** made by Holly seconded by Nikki, to accept the BRB application for Lot 34 as submitted with three contingencies 1- prior to application, must submit all exterior material and color finishing for approval and 2-security lighting be installed as downward lighting or motion sensors not to impact neighbors 3-Landscaping plan be submitted and approved prior to any installation. MOTION passed unanimously.
- **MOTION** made by Holly to accept the BRB application for Lot 63 as submitted with five contingencies 1- removing all strike outs and addendums 2- prior to application, must submit all exterior material and color finishing for BRB approval 3- Landscaping plan must be submitted and approved prior to any installation, 4- Submit all specifications for the out building for approval prior to any construction. (The setbacks of the out building are accepted) 5- security lighting to be installed not to impact neighbors. MOTION passed unanimously.

With no further business to discuss, the meeting was adjourned by Nikki at 7:27pm. Reopened, 7:29pm, re-adjourned 7:32pm.

Next meeting TBD

Respectively submitted,

Nicole Banks, CAM Sunstate Management