

## FOXWOOD at PANTHER RIDGE HOA

### Board of Directors Meeting

**Date:** Tuesday, October 18, 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, and Treasurer; Keith Downs and directors; Holly Chamberlain and Daniela Drillman. Also present was Nicole Banks of Sunstate Management.

**MINUTES:** Keith made a MOTION seconded by Stephanie, to waive the reading and approve minutes from September 20, 2016 as presented. Motion passed unanimously.

**Presidents Report:** None.

**Treasurers Report:** Keith reported from the September 30, 2016 Financial Statements.

**Management Report:** Nicole reported from the October Action List.

**Homeowner Comments:** None.

**Unfinished Business:**

#### LANDSCAPING:

- The trails need to be cut back. They are very overgrown. Nicole will contact the landscaper on this again.
- There are two trail signs that are tilting and need to be fixed. Nicole will contact vendors for a bid.
- Trimming needs to be done near Lot 52 on 79<sup>th</sup> ASAP. The current landscaper has been contacted.
- Nicole will also contact Terry's Tree Service for a bid on the trail trimming.
- MOTION made by Stephanie, seconded by Daniela to accept and hire Green Works to take over the landscaping monthly maintenance contract. MOTION passed unanimously.

#### BRB COMPLIANCE:

- MOTION made by Daniela, seconded by Holly to follow up with the attorney on recommendations regarding Lot 39. MOTION passed unanimously.
- Nicole will work with the BRB Committee to follow up on completed plans and finalized landscaping plans.
- Nicole to send an email to all owners asking them to consider joining the BRB committee.

**New Business:**

- **MOTION made by Stephanie, seconded by Holly to accept and approve the BRB applications for LOT 56 and 25 as presented. MOTION passed unanimously.**
- The Board continues to work with the county to correct the drainage issues.

MOTION TO ADJOURN made by Nikki seconded by Daniela at 8:25pm.

**Next meeting** will be a Board of Directors Meeting to approve the 2017 budget will be at the Fire Station #5 on November 15<sup>th</sup> at 6:30pm.

Respectively submitted,

Nicole Banks, CAM Sunstate Management