

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, June 20, 2017

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:34PM 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 President; Nikki Olarsch, Treasurer; Keith Downs, Vice President; Holly Chamberlain and directors; John O'Keefe and Matt Shapiro. Also present was Nicole Banks of Sunstate Management.

Minutes: John made a MOTION seconded by Holly, to waive the reading and approve minutes from May 16, 2017 meeting with noted corrections. Motion passed unanimously.

Presidents Report:

- Nikki spoke with Danny Smith of Manatee County. She confirmed he is unable to attend HOA meetings. This is a new county policy. Nikki believes the county will return to complete the drainage project. They plan to bring in heavy equipment and plan to use prison workers. Per the county, Foxwood is next on the priority list. The county plans to address opposition regarding the prison workers or clearing of the ditches should it arise. The county plans to stand firm to successfully complete the project.

Treasurers Report:

- Keith reported from the May 30, 2017 financial statements.
- The operating account is running slightly over budget.
- Electric expense is over budget for May.
- The Board would like to have a Reserve Study completed. Owner mentioned that the well equipment is located at the entrance and would also be a reserve item to consider.
- Nicole will create a draft reserve schedule for the Board to review.

Management Report:

- Nicole reported from the June Action List.
- Nicole will continue the compliance process regarding Lot 18. MOTION made by Nikki, seconded by Keith to refer Lot 18 to Hearing Panel. MOTION passed unanimously.
- Nicole will check Lot 71 for compliance.
- Nicole will ask attorney the following questions: 1. What is the next step if non-compliance issue is not resolved after fining. 2. Nicole will ask attorney process regarding collections.
- Nicole will contact Monty regarding the trimming to be done near lots 52 and 73 to help with visibility.

Committee Reports:

- Drainage Committee- At the end of 209th a drainage culvert has been installed. The roadside grass area was also extended. Nicole and Nikki met with Monty of Green Works and confirmed that the landscapers will maintain this area.
- BRB Committee- LOT 34 BRB application was approved as requested with two contingencies; the roof of gazebo and the body of the gazebo match the main house.

Homeowner Comments:

- The Holly Trees on 213ths lining the fence near the park need to be trimmed. Nicole will contact the landscaper.
- The pepper trees on the trails need attention. Nicole will contact the landscaper.

- Holly suggested grit paint be applied to all trail bridges. Holly also mentioned that the bridge between Foxwood and the Preserve wobbles a bit and should be looked at.
- Holly suggested that the neighborhood organize a community trail riding event, perhaps around the holidays.
- Nikki plans to contact neighboring communities to share information and ideas.

Unfinished Business:

- Updating the Governing Documents: Nicole will send the Board the 2015 proposed amendments for review.
 - The Board will review the current governing documents and send suggested changes in writing to Nicole.
 - The Board discussed owners previous concern regarding clearing a lot and then using it as a parking lot. Matt believes the current governing documents protect that from happening.
- Compliance Procedures- Nicole will revise the collections policy based upon the attorney's response and send it to the Board for review. This will be on the July agenda for Board vote.
 - Nikki confirmed that the \$100 per day, not to exceed \$1000 is per violation. The Hearing Panel Policy will be revised to reflect this.
 - The Board discussed the current compliance procedure. Lengthy discussion. **MOTION** made by John, seconded by Holly to document the current compliance policy for Board approval at the next meeting. MOTION carried, 4-1.
- Additional Trail Clearing- Holly will look at the trail that was not cleared. There is a concern for safety in this area due to the narrow path and steep drop off.
- Community and Park Improvements- None until a reserve study is complete.

New Business: None.

- Board Policies- Please reference Unfinished Business.

With no further business to discuss, Nikki adjourned the meeting at 7:54pm.

Next meeting will be on Tuesday, July 18, 2017 at 6:30pm.

Respectively submitted,

Nicole Banks, CAM Sunstate Management