

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, August 29, 2017

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:37PM 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, and Directors; John O'Keefe and Matt Shapiro. Holly Chamberlain had an excused absence. Also present was Nicole Banks of Sunstate Management.

Minutes: Nikki made a MOTION seconded by Matt, to waive the reading and approve the minutes from June 20, 2017 meeting with one correction. Motion passed unanimously.

Presidents Report:

- Nikki spoke with the Board President of The Preserve, John Worthman. The topics discussed include – gating the community, grating access to the public, information on public vs. private roads and the responsibilities of each, storm water management and paving, and restrooms at the park.
- Drainage continues to be an issue. The recent storm has raised concerns. The county needs to take corrective action regarding the drainage for the entire community. The highest priority is 197th St. as it is the lowest point. Nikki continued to explain the community drainage elevation and flow. The canal closest to 7929 209th St. E. is still not functioning properly. The Board agree that the county needs to return to complete the drainage project. John O'Keefe noted that ZNS Engineering did the original plans for the community.

Treasurers Report:

- Keith reported from the July 31, 2017 financial statements.
- Keith confirmed the expenses are trending on budget.
- Matt questions the \$200 electric monthly bill. Sunstate will review the electric bill history. John suggested that Sunstate contact Peace River Electric for a free assessment.
- Nicole confirmed that Lot 22 has sold and that the max amount of money due (per the attorney) to the association was collected.

Management Report:

- Nicole reported from the August Action List.
- Compliance issues were discussed.

Unfinished Business:

- Compliance Procedures- This item will be moved to the September agenda. Nicole will revise the collections policy

New Business: None.

- Landscape- Sunstate will get a quote for a herbicide treatment for the center of the ditches.
- Review of Reserves – The 2018 draft budget was reviewed. Sunstate will obtain a quote for a Reserve Study.

With no further business to discuss, Nikki adjourned the meeting at 8:11pm.

Next meeting will be on Tuesday, September 19, 2017 at 6:30pm.

Respectively submitted,

Nicole Banks, CAM Sunstate Management