

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, October 17, 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, Vice President; Holly Chamberlain, Treasurer; Keith Downs, and Director; Matt Shapiro. John O'Keefe had an excused absence. Also present was Nicole Banks of Sunstate Management.

Minutes: Holly made a MOTION seconded by Matt, to waive the reading and approve the minutes from August 29, 2017 meeting minutes as presented. Motion passed unanimously.

Presidents Report:

- Nikki overall said that the neighborhood has been quiet.
- There are some street signs that are leaning that need to be straightened and secured.
- The hurricane cleanup was done by Green Works Landscape. This was an additional charge outside of the monthly maintenance contract. This was not given prior approval. The total was approximately \$8,000. Nicole has requested detail of the \$8000.
- The insurance coverage, trails and bridges condition were discussed.
- Nicole will contact the insurance agent regarding coverage, deductible and claim options.

Treasurers Report:

- Keith reported from the September 30, 2017 financial statements.

Management Report:

- Nicole reported from the September/October Action List.
- The accounts receivable report will continue to be monitored.
- Peace River Electric representative will meet with Nicole on site on Tuesday, October 24, 2017
- An owner contacted Nikki and plans to submit a short form BRB request for a detached garage.
- The bridge repair estimate is expected in by end of next week. Jonathan of Sundance Properties will meet with the Grounds Committee Chair early next week.

Unfinished Business:

- Compliance Procedures- This item will be moved to the November agenda.

New Business: None.

- Review of the 2018 Operating Proposed Budget-
 - The Board reviewed and discussed the operating and reserve line items.
 - The association's capital items were discussed. The option of special assessment to cover a onetime capital item project was discussed. The bridges will need to be repaired soon.
 - Nikki suggested that the copies and printing could be reduced if the billing was switched to paperless. The electric expense may also decrease if the electric at the entrance is updated.
 - Trees and a bathroom amenity were discussed.
 - Nikki spoke with the county and was told that if you gate the community, the association would be responsible for the road maintenance.
 - The Foxwood Park is available to all Panther Ridge resident.
 - Security cameras and general security were discussed.
 - Nikki has been in contact with the Board President of The Preserve. Keith suggested the possibility of Foxwood and The Preserve gated their communities.
 - Solar lighting at the entrance was discussed.

- The quarterly assessment invoice delivery was discussed. The option of switching to auto pay or bi-annual schedule was discussed.
- Nikki suggested a survey be created and sent to owners to gather amenity option interest.
- **MOTION** made by Matt, seconded by Nikki to have the reserve allocation increased an additional \$9 per lot quarterly. MOTION passed unanimously. The revised second draft of the 2018 budget will be voted on at the November meeting.
- Holly also suggested that gating the community is a priority.
- The community drainage is still a concern. Nikki explained the flooding that her property continues to face.
- Reserve Study – The Board received a proposal. The base price is \$1800. This will be moved to the November agenda.
- Post Hurricane Update- See President's Report.
- Landscape- Sunstate will get a quote for herbicide treatment for the center of the ditches.
- ACTION ITEMS FOR NOVEMBER-
 - **MOTION** made by Holly, seconded by Keith to have management create a survey to members for community beautification. MOTION passed unanimously.
 - Member Survey to include-
 - Gating community
 - Tree Lined Streets
 - Bathroom at Park
 - Sidewalks
- Matt and Holly suggested that owners petition the county to have the roads paved.
- Holly suggested an edging could be installed along the roadside.

With no further business to discuss, Nikki adjourned the meeting at 8:10pm.

Next meeting will be on Wednesday, November 15, 2017 at 6:30pm. Nicole will confirm that the Meeting room is available.

Respectively submitted,

Nicole Banks, CAM Sunstate Management