

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, January 23, 2018

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:38PM 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; Matt Shapiro and John O'Keefe. Holly had an excused absence. Also present was Nicole Banks of Sunstate Management.

Minutes: Matt made a MOTION seconded by Keith, to waive the reading and approve the minutes from November 15, 2017 meeting minutes as presented. Motion passed unanimously.

Presidents Report:

- The park has been graffitied and a few items need to be repaired.
- There are three new owners in the past month.
- Clint Rimer is the Manatee County contact for Storm Water Drainage. The focus will be on the exit flow clean out near 197th and Lindrick.
- The Green Works hurricane total invoices were negotiated for \$4,000. This amount was paid to GW in December.

Treasurers Report:

- The Board reviewed the December 31, 2017 financial statements.
- The Accounts Receivable account as of January 23, 2018 was reviewed.
- LOT 8 attorney action was discussed.

Committees:

- The Welcome Committee will meet with new neighbors at LOT 56.
- The BRB Committee met today. They approved a garage for LOT 21.

Unfinished Business:

- Trail Bridges- John presented a trail bridge assessment. Bridges 5, 19 and 20 (split with the Point) steel bridges have issues. John outlined the issues and recommendations. John will create specifications for contractors to bid.

New Business:

- Nikki has contacted Real Estate agents for feedback regarding the neighborhood. John is also in favor of receiving feedback from real estate agents to improve the attractiveness of the neighborhood.
- Park Restoration- The bid from Jim Wilson was reviewed. **MOTION** made by John, seconded by Keith to approve Jim Wilson's proposal in the amount of \$1,950. MOTION passed unanimously.
- **MOTION** made by Nikki, seconded by Matt to approve a budget of \$1000 to install wildlife cameras at the park. MOTION passed unanimously.
- John and Matt suggested that wildlife cameras be installed. John will research the logistics.
- LOT 71b compliance issues were discussed.
- Annual Meeting Date- Saturday, March 24th at 4pm at Foxwood Park.
- **MOTION** made by John, seconded by Keith to approve the change to exterior home paint colors (Briarwood-door, Annapolis gray- accent and HC-100 BM- House) as requested. MOTION passed unanimously.

Homeowner Comments:

- Ron asked who maintains the front culverts.
- Ron Storf presented exterior home color changes for approval. The board reviewed the paint color samples.

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

Next meeting February 27th at 6:30pm at Bradenton Fire Department Station #5.

Respectively submitted,

Nicole Banks, CAM Sunstate Management