

# FOXWOOD at PANTHER RIDGE HOA

## Board of Directors Meeting

**Date:** Tuesday, February 27, 2018  
**Time:** 6:30 PM  
**Location:** Bradenton Fire Department Station #5  
**DRAFT**

**Call to Order:** The meeting was called to order at 6:35PM 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 and Directors; Matt Shapiro and John O'Keefe. Keith Downs had an excused absence. Also present was Nicole Banks of Sunstate Management.

**Minutes:** Holly made a **MOTION** seconded by John, to waive the reading and approve the minutes from January 23, 2018 meeting minutes as presented. Motion passed unanimously.

### Presidents Report:

- Nikki has contacted Clint Rimer at the Manatee County Storm Water Management. He will follow up with Nikki regarding a timeframe of completion.
- The park repairs have been completed. The slide will be painted or flame polished.
- *Horse Trail Bridges*- The notes from the onsite meeting yesterday with two contractors was discussed and reviewed by the board. **MOTION** made by seconded by to approve Peloquin Const. Co. Inc as presented for \$500 to repair Bridge 1. MOTION passed unanimously.
- John asked opinions from the board and audience on the arch bridge slippery issue. The onsite contractors recommended that the bridges stay clear of leaves. The landscaper will be asked to do this quarterly.
- The Board is still awaiting the estimates for repair of the other 9 bridges.
- Nicole will reach out to The Point regarding Bridge #10 repairs.

### Treasurers Report:

- Nicole reported from the January 31, 2018 financial statements.
- John questioned the operating fund balance. It was previous years surpluses that have not been moved to reserves. Nicole will verify with accounting.
- John questioned the 12/31/17 net income. Nicole confirmed that it was \$8,160.
- **MOTION** made by John, seconded by Nikki to reject the settlement offer from Lot 8 in the amount of \$2,500. MOTION passed unanimously.
- **MOTION** made by John, seconded by Matt to approve the Late Fee Policy in the amount of \$25. MOTION passed unanimously.

### Committees:

- *Welcome*- **MOTION** made by Nikki, seconded by John to appoint Debbie to the Welcome Committee. MOTION passed unanimously.

### Unfinished Business:

- Trap cameras have been ordered for the park and John will install them.

### New Business:

- John suggested police patrol presence be increased.

**Homeowner Comments:**

- Mr. Seftas expressed his frustration to the board. The Board re-iterated to Mr. Seftas the board's willingness to work together. Mr. Seftas continues to say he will not be paying into the HOA. Mr. Seftas continued to speak about the pond issue that has already been resolved.
- Keri Cooper asked if yard sales permitted?
- Ron Storf suggested that Panther Ridge have 1 Master HOA.

**Adjournment:** With no further business to discuss, Nikki adjourned the meeting at 7:48pm.

**Next meeting Annual Membership Meeting on** March 24<sup>th</sup> at 4pm at Foxwood Park.

Respectively submitted,

Nicole Banks, CAM Sunstate Management