

## FOXWOOD at PANTHER RIDGE HOA

### Annual Members Meeting

**Date:** Tuesday, March 24, 2018

**Time:** 4PM

**Location:** Foxwood Park

APPROVED

**Call to Order:** The meeting was called to order at 4:15PM 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:** The quorum was established with 31 present and by proxy. Also Present were President; Nikki Olarsch, Vice President; Holly Chamberlain Treasurer; Keith Downs, and Directors; Matt Shapiro and John O'Keefe. Also present was Nicole Banks of Sunstate Management. The members present introduced themselves.

**Minutes:** Keith made a **MOTION** seconded by Matt, to waive the reading and approve the minutes from March 25, 2017 meeting minutes as presented. Motion passed unanimously.

#### Treasurers Report:

- Keith reported from the December 31, 2017 financial statements.
- Mike Little asked, what is the minimum reserve requirement? For the 2018 the reserve categories were reviewed, and the reserve schedule was increased. Nikki explained the trail bridges were an expensive concern. Keith commented that the entrance lights are an issue.
- Ken commented that the entrance may be affected by the state road 70 expansion.
- Susie asked what interest rate the reserves are getting.
- The accounts receivable accounts were discussed.
- Nikki confirmed that Lobeck and Hanson the Association's attorney.

#### Presidents Report:

- Nikki reported on the 2017 accomplishments.
- Nikki and Holly continue to work with the County on drainage.
- Ken commented that traffic is an issue.
- Per the online survey sent to owners, gating the community is a high interest among members.
- The board installed wildlife still image cameras at the park. Matt will create and install a sticker notice to be posted.
- The owners may contact the county commissioner to request that the roads be resurfaced. [www.mymanatee.org](http://www.mymanatee.org)
- There was hurricane clean up done in September. Trees were down on the trails.
- The park gate is broken. Nicole will meet with Jim Wilson on site the week of 4/2 to discuss replacement options.
- The metal gate at the rear of the parking lot was discussed. The locking system needs to be updated. Jim Wilson will look at this when on site.
- Ken suggested that a sign be added near the park that say, "Children at Play" and Equestrian signs be added through the community. There are signs at the trail entrances.
- Ken asked, and Nikki explained HOA to owner processes.
- Nicole will post the survey results on the website and send an email blast.

#### Announcement of 2018 Board of Directors:

- With no floor nominations the following members will be the board of directors: Nikki Olarsch, Holly Chamberlain, Keith Downs, Matt Shapiro and John O'Keefe.

#### 2017 Carryover Vote Results:

- The carryover surplus vote passed with 30 in favor.

**Adjournment:** **MOTION** made by Marc Olarsch seconded by Holly Chamberlain adjourned the meeting at 5:20pm.

**Next meeting: Board of Directors Meeting** on April 24<sup>th</sup> at 6:30pm at East Manatee Fire Station #5 Meeting Room. Respectively submitted, Nicole Banks, CAM Sunstate Management