

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, April 24, 2018

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:36PM 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, John O'Keefe and Director; Keith Downs. Holly Chamberlain and Matt Shapiro had an excused absence. Also present was Nicole Banks of Sunstate Management.

Minutes: Nikki made a **MOTION** seconded by John, to waive the reading and approve the minutes from March 24, 2018 Organizational Meeting minutes as presented. Motion passed unanimously.

Presidents Report:

- Nikki is still working with Clint Rimer of Manatee County regarding drainage.
- The bridges condition and repairs were reviewed.

Treasurers Report:

- John O'Keefe reported from the March 31, 2018 financial statements.
- John O'Keefe presented a newly formatted P&L report.
- John explained the difference between cash and accrual basis.
- MOTION made by John, seconded by Nikki to print full financial statements for all board packets. MOTION passed unanimously.
- John O'Keefe presented an accounting resolution (as attached). **MOTION** made John, by seconded by Nikki to approve the resolution as presented. MOTION passed unanimously.
- **MOTION** made by John, seconded by Keith to continue autopay for Manatee Co. Utilities and Peace River Electric. MOTION passed unanimously.
- John presented a Reserve Allocation resolution (as attached). **MOTION** made by John, seconded by Keith to approve the resolution as presented. MOTION passed unanimously.

Management Report:

- The April Compliance Report and Letters were reviewed.
- John suggested that the compliance letters be revised to state that BRB approval is needed for any exterior additions, and the fee is waived. **MOTION** made by John, seconded by Nikki to approve the additions to the letters as suggested. MOTION passed unanimously.
- A friendly reminder will be sent to all owners to clean fences, mailboxes and roofs.
- Sunstate will obtain quotes from fence companies to install a new proper gate.
- John will purchase an additional camera to be installed facing the gate.
- John will order a video surveillance notice to be posted at the park.
- **MOTION** made by Nikki, seconded by John to approve the bid from Jim Wilson as quoted except for the chain lock on the cattle gate. This expense will be paid out of COA 3187 Reserves. MOTION passed unanimously.

Trail Committee:

- Nikki contacted Monty regarding the trail trimming.

Welcome Committee:

- Welcomes scheduled in near future.

BRB Committee:

- The BRB approved the fence at LOT 34.

Homeowner Comments:

- Ken Stewart commented that the annual meeting was a picnic not a meeting.
- Ken Stewart suggests that the meeting follows Robert Rules of Order.
- Ken Stewart commented that the association's fence facing the north side was not cleaned.
- Ron Storf questioned why there is a gate at the park.
- Ron Storf questioned the landscape approval process.
- Ken Stewart asked that the landscaper take a look at the overgrowth near the park benches closest to the trail.
- LOT 8 is up for short sale.
- The road side trash was discussed.
- Ken Stewart suggested a "Children at Play" sign be installed. This will be on the next month's agenda.
- Off Duty Sheriff Patrolling was discussed. Nicole will ask if the off-duty sheriff patrols can pull over vehicles for speeding. This will be on the next month's agenda.
- Gating the community was mentioned.

New Business:

- **Horse Trail Bridges-** Additional quotes will be obtained.
- **Social Committee- MOTION** made by Nikki, seconded by Keith to establish a Social Committee and appoint the following members to the Social Committee- Debbie O'Keefe, Stephanie Little, Nikki Olarsch, Cindy Bray and Susie Steinberger. MOTION passed unanimously.
- **The entrance sign- MOTION** made by John, seconded by Nikki to approve power washing the sign and the north side of the fence at the park not to exceed \$300. MOTION passed unanimously.

Adjournment: With no further business to discuss, Nikki adjourned the meeting at 8:15pm.

Next meeting: May 22, 2018 at 6:30pm Bradenton Fire Department Station #5.

Respectively submitted,

Nicole Banks, CAM Sunstate Management