

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, May 22, 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, Vice President; Holly Chamberlain; and Director; Matt Shapiro. John O'Keefe and Keith Downs have excused absences. 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 April 24, 2018 Board Meeting minutes as presented. Motion passed unanimously.

Presidents Report:

- Nikki has been in contact with Clint Rimer of Manatee County. The entire neighborhood's drainage system will be evaluated, and work will begin end of June. Holly stressed the importance of this as the rain continues.
- The Manatee County Utilities is currently charging for trash pick up at the park. The board will look into filing an exemption to "opt out" of this service and charge since there has been no trash collection ever done at the park.
- The trash cans do not properly fit inside the containers. Nicole will contact Jim Wilson.
- Owners are dumping yard waste near the trails. This is not permitted.

Treasurers Report: None.

Management Report:

- Lot 50 is with the attorney for collections.
- Sunstate will send friendly reminders to owners with the new quarterly invoices to power wash roofs, fences, mailboxes etc. as needed.
- Nicole will send the board a current AR report.
- Nicole confirmed that seven compliance letters were mailed at the beginning of May.
- Nicole will send the board the mulch bid from Green Works.
- Nicole will contact fence companies for quotes on a new park gate.

Committees:

Welcome- The Committee welcomed the Jennings LOT 68 to the neighborhood.

BRB – LOT 50A plans to submit a BRB application soon. The BRB approved the landscaping addition for LOT 56.

Trails - Nikki drove with Monty on the trails. Monty will complete the needed trimming.

Unfinished Business:

- **Horse Trail Bridges-** Holly reported that the bridges are slippery. Nikki will follow up with Marc Peloquin regarding bridge estimates. Nikki will meet with Jay Johnson to obtain an additional quote. Nikki has also contacted the county. An engineer will also be needed. Matt suggested that SWFWMD be contacted. Holly suggested that the bridges be pressure washed. Nikki suggested that the fences at the trail entrances be pressure washed as well. Nicole will obtain bids for power washing the bridges.

New Business:

- The department of transportation has been observed taking soil samples on the trails and survey stakes installed in preparation of the widening of state road 70. Any upgrades to the entrance will be put on hold until the association has a clear understanding of the state road 70 expansion project.
- **Compliance Issues** – Matt said that he’s receiving feedback that the owners want the compliance issues included in the minutes in detail and posted on the website. Matt believes Anita cannot serve on both the compliance and Hearing Panel Committees. This is a direct conflict and prohibited by state and association law. **MOTION** made by Holly, seconded by Matt to remove Anita from the Hearing Panel Committee member. Anita will continue to serve as the Compliance Committee Monthly Volunteer. MOTION passed unanimously.
- **MOTION** made by Holly, seconded by Nikki to appoint Ron Storf to the Hearing Panel Committee. MOTION passed unanimously. Matt disagrees with the BRB notation in response to violation issues. This will be **tabled to the June meeting** so that John is present.

Homeowner Comments:

- Ron Storf commented that he enjoys the rural look of the neighborhood.
- Ron Storf commented that most owners like “hands off” approach at the community.
- Ron Storf commented that he does not like seeing “heated arguments” at the Board meetings.
- Ron Storf commented that the community signs are faded.
- Matt Shapiro questioned the compliance letter that he received regarding not properly maintaining his lot. He disagrees with the violation letter based on covenant section 9.12 (g). The board reviewed this section.

Adjournment: With no further business to discuss, Nikki adjourned the meeting at 8:40p.m.

Next meeting: June 19, 2018 at 6:30pm Bradenton Fire Department Station #5.

Respectively submitted,

Nicole Banks, CAM Sunstate Management