

## FOXWOOD at PANTHER RIDGE HOA

### Board of Directors Meeting

**Date:** Tuesday, June 26, 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 Treasurer; John O'Keefe. Matt Shapiro and Keith Downs have excused absences. Also present was Nicole Banks of Sunstate Management.

**Minutes:** Holly made a **MOTION** seconded by Nikki, to waive the reading and approve the minutes from May 22, 2018 Board Meeting minutes as presented. Motion passed unanimously.

#### Treasurers Report:

- John reviewed the May 31, 2018 financial statements.
- John would like the additional P&L report included in all financial statements.
- The board signed the signature cards.
- The board reviewed the current Accounts Receivable Report.
- LOT 50 is with the attorney. LOT 50 is listed for sale.

#### Management Report:

- The current compliance list and action list was reviewed.
- John questioned the compliance and fining process. John will bring more information to the next meeting.
- The Board reviewed the compliance issue with LOT 74. This violation will continue through the process.

#### Homeowner Comments:

- Joni suggested that the trails be mowed before the rain. Nicole will follow up with Monty.
- Ed volunteered to look at the trail bridges.

#### Unfinished Business:

- **Bridge Repairs-** We are awaiting an additional bid. Nicole has been in communication with The Pointe HOA. Greenworks has also submitted a repair estimate. The board reviewed this estimate. More information is needed. Erosion, structural issues and liability are concerns. Nikki met with SWFWMD regarding the bridges. Nikki hopes to have the map from SWFWMD by then.
- **Trail Trimming** – Greenworks submitted a proposal for board review.
- **Trail Shell** – The Greenworks shell proposal was reviewed.
- **Power Wash Trail Bridges-** Nu-Look Pressure Washing bid for \$2,400. Nu Look Pressure Washing previously has done this job in January 2016. Nicole will obtain an additional quote from Hoover Pressure Washing. **MOTION** made by John, seconded by Holly, to approve the pressure washing for all 11 bridges, trail fences and entrance sign, not to exceed \$2,200 to be paid from reserves account #3187.
- **Gate at The Park** – Three bids were reviewed. Jim Wilson bid \$1,850 for like for like replacement. Two additional bid (designs) were reviewed from Jay's Fencing and Sundance Property LLC. All three bids were from \$1,450-1,900. Nicole will have the broken gate removed. **MOTION** made by John, seconded by Holly to proceed with no gate doors at the park. MOTION passed unanimously.
- **Lock at the rear park gate** – Nicole will contact Monty for a lock design suggestion.

**New Business:**

- John suggested that a letter be sent to members for a vote to define the terms “side”, “rear”, “front” etc.
- John will draft a policy to be included in a 14-day notice to all members.
- John will draft a proposed amendment to be voted on by all members.
- **Mulch and Front Entrance Plantings** – The mulch bid from Greenworks was reviewed. **MOTION** made by Holly seconded by John to approve the mulch to be done at the front entrance and the area across from the park as proposed by Green Works not to exceed \$2,000 to be paid from #3187 reserve account. MOTION passed unanimously.
- **County Drainage Crew** – will be on site this week and establish the scope of work.
- **FDOT / State Road 70 Expansion** – Nikki was informed by an FDOT representative that potentially half of the front entrance will be lost to the road expansion. The project is planned for 2022. The plan is for two lanes on each side and a median. The entrances will also have a turning lane onto 70.

\*Nicole Banks of Sunstate Management exited the meeting at 7:55pm.

- John O'Keefe discussed but no proposal was made to discuss management's duties and additional services from the management company and we will table this until July's meeting.
- John O'Keefe directs Sunstate to set up Outlook calendar events for every month for the next year for our Board monthly meetings.

**Adjournment:** With no further business to discuss, Nikki adjourned the meeting at 8:41p.m.

**Next meeting:** July 24, 2018 at 6:30pm Bradenton Fire Department Station #5.

Respectively submitted,

Nicole Banks, CAM Sunstate Management