

## FOXWOOD at PANTHER RIDGE HOA

### Board of Directors Meeting

**Date:** Monday, October 22, 2018

**Time:** 6:30 PM

**Location:** Bradenton Fire Department Station #5

APPROVED

**Call to Order:** The meeting was called to order at 6:33PM 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 and Director, Matt Shapiro. Keith Downs has an excused absence. Also present was Nicole Banks of Sunstate Management.

**Minutes:** Holly made a **MOTION** seconded by Matt, to waive the reading and approve the minutes from June 26, 2018 Board Meeting minutes as presented. Motion passed unanimously.

#### Presidents Report:

- **Engineer's Bridge Report-** Nikki attended a meeting where each Panther Ridge community was represented. At this meeting, Nikki was referred to a structural engineer. Nikki met with the engineer and inspected each bridge. Nikki presented the engineer's proposal. The engineer confirmed that are structural issues. The engineer provided specs for the two bridges where foundation work that is needed. One of the two bridges is split responsibility with The Pointe HOA. **MOTION** made by John, seconded by Holly to approve  $\frac{3}{4}$  of the engineer costs. Nicole will follow up with The Pointe to pay the remaining  $\frac{1}{4}$ . **MOTION** passed unanimously.
- **Eminent Domain-** The FDOT ST RD 70 Expansion project map and attorney proposal were reviewed. **MOTION** made John by seconded by Holly to accept the proposal and retain Broad and Cassel. Nicole will invite them to attend the November Board meeting. the to represent Foxwood HOA
  - Sound barrier wall
  - Re-route the trail
  - Restore the Entrance- monument sign, lighting & landscaping
- The landscaper needs to improve in keeping the trail bridges clear of debris.
- Additional mulch is needed at the entrance.
- **MOTION** made by John, seconded by Nikki to approve power washing at the entrance area- wall, fence and trail entrances throughout the community in the amount of \$975. **MOTION** passed unanimously.

#### Treasurers Report:

- John reviewed the financial statements and the current Accounts Receivable report.

#### Management Report:

- The action list was reviewed.
- Legal Update on past due accounts.
- The board asked with Sunstate has the original bridge plans on file.
- LOT 71B may use landscaping to conceal vs. an outbuilding
- Nicole will notify LOT 18 that the board may impose a fine at the next board meeting for the existing violations.
- Nicole will verify the letters sent to LOT 50.

#### Homeowner Comments:

- Ron Storf asked who owns the tractor parked on the cleared lot. Nicole will follow up.
- Nicole confirmed that the quarterly dues invoices are mailed to each owner.

#### Unfinished Business:

- **Power Washing Trail Bridges-** Postponed.
- **Mulch Entrance** – This is complete. The total cost was \$2,000.
- **Maintenance Items at the Park and Entrance** – See Presidents report.

**New Business:**

- Eminent Domain Discussion- See Presidents report.
- Engineer's Bridge Report- See Presidents report.

**Adjournment:** With no further business to discuss, Nikki adjourned the meeting at 8:04p.m.

**Next meeting:** November 26, 2018 at 6:30pm Bradenton Fire Department Station #5.

Respectively submitted,

Nicole Banks, CAM Sunstate Management