

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Monday, December 3, 2018

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:35PM 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 and Directors, Matt Shapiro and Keith Downs. John O'Keefe and Holly Chamberlain have an excused absence. Also present was Nicole Banks of Sunstate Management.

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

Presidents Report:

- Nikki has been in contact with the President of the Pointe regarding the shared bridge. Both agree that the bridge needs work.
- The Pointe President would like two additional structural engineer quotes prior to approving the expense.
- Ken Stewart asked if names are needed. Nikki welcomes structural engineer contact information.
- Nicole confirmed the power washing will be completed.

Treasurers Report:

- The board reviewed the October 31, 2018 financial statements.
- The current Accounts Receivable report was reviewed.

Management Report:

- No Report.

Homeowner Comments:

- Owner asked what the survey marking flags were for near Lindrick Lane. When Sunstate called the county, they mentioned it was for re-zoning regarding The Concession. The owner may call the county directly to confirm the details. Concession boundary lines were discussed. Nikki would like to confirm the boundary lines between Foxwood and The Concession. This may affect the Rail Trail.
- Mr. Stewart requested to be added to next month's agenda.

Mr. Ken Stewart was given the floor. Mr. Stewart handed the Board a copy of Roberts Rules of Orders. Mr. Stewart confirmed that he sent a letter to the Board. The board has received the letter. Mr. Stewarts voiced the following concerns:

- The landscaping vendor
- Removal of the Gate at the Park
- ATVs at the Park
- Fence and Access Cattle Gate at the Park
- Ken met with a vendor to replace the gate and fence repair as outlined for approximately \$1,200-1,300. The board reviewed this quote at the October meeting. The board voted to not reinstall the gate at the park. Ken resubmitted the quote for Board review. Nikki confirmed that the cattle gate is needed for access. Keith confirmed that an additional quote should be obtained.
- Security Cameras at the Park
- The fence on the inside of Ken's property needs to be power washed. Jim Wilson was approved for this job.
- Committee Reports
- Compliance Issues

- Owner at The Preserve carries a concealed weapon. This owner shoots on his property. Mr. Stewart and neighbors have contacted the police. Police confirmed that it is permitted based on the owner's lot size. Matt Shapiro recommended that Mr. Stewart contact the forestry department located on ST RD 70 near Lockwood Ridge Rd.
- Nikki confirmed that the camera photos will be added to a dropbox available to Foxwood HOA members.
- Nikki confirmed that the Board will respond to Mr. Stewart's letter.

Attorney Fred Werdine was given the floor.

- Fred Werdine is a partner with Shutts & Bowen LLP.
- A drainage map was reviewed. FDOT ST RD 70 road widening project was reviewed.
- Fred explained the process of the project. Fred explained that the government will make some sort of offer based on an evaluation. Fred's team would make a counter offer and a settlement.
- Fred provided references.
- There are nine Panther Ridge neighborhoods. It was suggested to team up together.
- The trails are for all Panther Ridge residents, not just for Foxwood. Please reference 3.10 in Foxwood covenants.
- Sound barrier, re-route rail trail, fixing the drainage issues, and restoring front entrance.
- Mr. Stewart suggested that the 213th entrance be closed off.
- Negative impact on property values are a huge concern.
- It may be difficult to get a sound barrier wall.
- Nicole Banks will be the contact for Fred Werdine.
- The Board will keep the homeowners informed.

New Business:

- The board reviewed the 2019 proposed budget. **MOTION** made by Matt, seconded by Nikki to approve the 2019 budget with the quarterly dues to \$350. The surplus allocation will be used to fund the reserve line items. **MOTION** passed unanimously.
- Nicole will contact ZNS Engineering to request the trail bridge plans.

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

Next meeting: TBD

Respectively submitted,

Nicole Banks, CAM Sunstate Management