

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Thursday, March 7, 2019

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 Holly Chamberlain (via conference call) and Directors, Matt Shapiro and Keith Downs. John O'Keefe has an excused absence. Also present was Nicole Banks of Sunstate Management.

Minutes: Keith made a **MOTION** seconded by Matt, to waive the reading and approve the minutes from the December 3, 2018 Board Meeting minutes as presented. Motion passed unanimously.

BRB Appeal Request from LOT 71B

- The board reviewed the request, the governing documents and the BRB denial letter. The homeowners were present.
- **MOTION** made by Holly seconded by Nikki to schedule a Board of Directors meeting with the BRB Committee for a resolution to the request within 7 days. **MOTION** passed in favor 3- 1.

Presidents Report:

- The Welcome Committee welcomed The McFarland's.
- Nikki received a report of a slippery horse bridge. Holly suggested that horses be walked across the bridge.
- Nikki continues to work with The Pointe to obtain engineer plans for the horse bridges.
- The board discussed culverts and bridge maintenance.
- Holly suggested that equine signs be installed at the trails "Ride at your own risk" and "Equine State Recognized Safety Notice". (Equine Activity Liability Statute 773) Holly suggested that an Equine Trails Committee would be helpful.
- Manure Management was discussed.

Treasurers Report:

- The board reviewed the 2018-year end, January and February 2019 financial statements.

Management Report:

- The board reviewed the management action list.
- **MOTION** made by Nikki, seconded by Holly to notify LOT 18 that the Board may levy at fine at the next board meeting. **MOTION** passed unanimously.
- Nikki will confirm the Annual Meeting date.

Homeowner Comments:

- Homeowner asked what the colored wooden stakes on their property are for. Nicole advised that the owners contact the county.

New Business:

- **Trail Bridges** – Please see President's Report
- **Eminent Domain** – The Board received a follow up email from the attorney that was present in December. Nikki will send Nicole the questions for FDOT. There are scrub jays and gopher turtles are present on the trails.
- **Moss in Common Areas Trees** – TABLED
- **Ken Stewart** – Not present.

Next meeting: TBD

Adjournment: With no further business to discuss, Nikki adjourned the meeting at 8:22p.m.

Respectively submitted,

Nicole Banks, CAM Sunstate Management