

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Monday, April 22, 2019

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, Treasurer; John O'Keefe and Directors, Matt Shapiro and Keith Downs. Matt Shapiro was absent. Also present was Nicole Banks of Sunstate Management.

Minutes: Nikki made a **MOTION** seconded by Keith, to waive the reading and approve the minutes from the March 7th and March 14th, 2019 Board Meeting minutes as presented. Motion passed unanimously.

Presidents Report: None.

Treasurers Report: The board reviewed the March 31, 2019 financial statements. **MOTION** made by John, seconded by Nikki to send LOT 19A to the attorney for collections. MOTION passed unanimously.

Management Report: None.

Homeowner Comments: None.

Unfinished Business:

- **Trail Bridges-** Nikki has had multiple discussions with the President of The Pointe. The Pointe is responsible for 27% of the one bridge closest to The Pointe. The board reviewed estimates for engineer's written report outlining how to repair said bridges. **MOTION** made by John, seconded by Holly to approve up to \$8,000 to approve the engineer's report study of 10 bridges, written report, code compliance, recommend a maintenance plan, identify an action plan and identify the current conditions. MOTION passed unanimously. Nikki will sign the contract. Nicole confirmed that the equine statute law signs will be posted.
- **Eminent Domain** – Nicole will reach out to the attorney to confirm FDOT scope of work for the long-term plan. Nicole will request a copy of the map with the trails and property affected by the ST RD 70 widening project.
- **Moss in Trees-** The board confirmed that the trees in question are property of The Concession.

New Business:

- **LOT 72-** The board reviewed the noncompliance issue. This violation has existed since February 26, 2019 to present. **MOTION** made by Nikki seconded by Holly to levy a fine on LOT 72 at \$100 per day, not to exceed \$1,000 for tree debris piles in the front of the home. MOTION passed unanimously. Nicole will contact the Hearing Panel Committee and notify the homeowner.
- **LOT 63-** Section 9.12.G.4 is in noncompliance. Nicole will send a letter.
- **Nicole will ask the attorney if the equine statute law signs being posted will protect the association from liability.**
- **Cameras at the Park-** There are four game cameras set up at the Park. The batteries (8 AA batteries each) and SD cards needs to be changed quarterly. The photos will not be archived and cleared every 90 days. The keys will be in the possession of the Board President and Sunstate Management.

Next meeting: TBD

Adjournment: With no further business to discuss, Nikki adjourned the meeting at 8:05p.m.

Respectively submitted,

Nicole Banks, CAM Sunstate Management for the Board of Directors