

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Friday, September 13, 2019

Time: 6:30 PM

Location: East Manatee Fire Station #5 Bradenton, FL

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, Director; Roni Duthie. Aaron McFarland and Keith Downs had an excused absence. Also present was Nicole Banks of Sunstate Management.

Minutes: Holly made a **MOTION** seconded by Roni, to waive the reading and approve the minutes from the August 2, 2019 Board Meeting minutes as presented. Motion passed unanimously.

Presidents Report:

- The engineer confirmed that the bridges need to be inspected in dry conditions to be properly assessed.

Treasurers Report:

- The board reviewed the August 31, 2019 financial statements. The board signed updated bank signature cards.

Management Report:

- The board agrees that the **LOT 63** is in noncompliance. **MOTION** made by Holly, seconded by Roni to have to attorney send the owners of LOT 63 a noncompliance letter. MOTION passed unanimously.
- **LOT 50A** was discussed. The loudspeakers, basketball court and spotlights are a nuisance concern.

Homeowner Comments:

- David Ways commented on the trees with moss that need to be addressed along 197th.
- David Ways commented on the trail bridges that need repair.

Unfinished Business:

- **Trail Bridges-** Delayed due to wet conditions.

New Business:

- **Landscaping-** The board reviewed three landscaping maintenance proposals. **MOTION** made by Roni, seconded by Nikki to hire Rudy's Lawn Care as presented, with the annual contract amount of \$50,100. Nicole will provide Green Works a 30-day cancellation notice. Nicole will obtain insurance information from Rudy's Lawn Care. MOTION passed with 2 in favor, 1 abstained.
- **2020 Budget** – Sunstate will provide a first draft of the budget two weeks in advance of the next meeting.

Next meeting: Friday, October 18th at 6:30pm, East Manatee Fire Station #5 Bradenton, FL

Adjournment: With no further business to discuss, Nikki adjourned the meeting at 7:25p.m.

Respectively submitted,

Nicole Banks, CAM Sunstate Management for the Board of Directors