

## **FOXWOOD at PANTHER RIDGE HOA**

### **Board of Directors Meeting**

**Date:** Monday, November 11, 2019  
**Time:** 6:30 PM  
**Location:** East Manatee Fire Station #5 Bradenton, FL  
APPROVED

**Call to Order:** The meeting was called to order at 6:36PM 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; Keith Downs, Director; Roni Duthie. Aaron McFarland had an excused absence. Also present was Nicole Banks of Sunstate Management.

**Minutes:** Holly made a **MOTION** seconded by Keith, to waive the reading and approve the minutes from the September 13, 2019 Board Meeting minutes as presented. Motion passed unanimously.

**Presidents Report:** No Report.

**Treasurers Report:** The board reviewed the October 31, 2019 financial statements.

#### **Management Report:**

- **LOT 50A** Compliance Issue regarding the flood lights on the home. Per the BRB approval letter dated June 2018, the lights are to be downward facing and not affecting neighboring owners. The board would like to see the neighbors reach a compromise. The owners of LOT 50A have planted trees to increase privacy.  
**BOARD ACTION TABLED.**
- **LOT 8** has sold. The association was paid \$9,400 to settle the account.
- **Grounds Improvements Update** items completed – Entrance at 213<sup>th</sup>, Trees along 197<sup>th</sup>, Horse Trail Signs etc.

#### **Homeowner Comments:**

- Lisa Holler, 20109 79<sup>th</sup> Ave. E. will submit the BRB short form to change the front door and decorative piece above.
- Keri Cooper, 20207 77<sup>th</sup> Ave. E. is requesting an update regarding the bridge repairs and the need to keep the paths clear. There are arrows listed on the trails near The Preserve. Keri offered to assist with bridge and trails projects.
- Olga Ways and Dahlia Hibbs agree with Keri Cooper's comments above.
- Olga Ways and Dahlia Hibbs also brought a petition for signature for a traffic light on SR 70 (vs. a roundabout).
- Dahlia Hibbs suggested power washing the bridges.
- Matt and Laureen Vassallo would like to know if the Board determined their lights to be in noncompliance.
- Ken Stewart asked what is happening with the current landscaping vendor. Ken also suggested hiring a grounds person who could care for landscaping and grounds repairs.
- Ken Stewart commented that ATVs are not permitted on the trails or in the park. Ken read aloud the specifications for an ATV to be street legal. Ken Stewart will research solutions to be reviewed by the Board.
- Ken Stewart commented on the park cameras and the potential legal complications that can occur.
- Ken Stewart discussed the letter sent via his attorney. The board has addressed Ken directly at board meetings.

**Unfinished Business:**

- **Trail Bridges-** TABLED.

**New Business:**

- **Landscaping Contract- MOTION** made by Nikki, seconded by Roni to approve Rudy Landscape as revised proposal. The new contract is effective 1/1/2020. Nicole will notify both Rudy and Greenworks. MOTION passed unanimously.
- **2020 Budget** – The board reviewed the proposed 2020 budget. **MOTION** made by Nikki, seconded by Holly to approve as presented. The quarterly dues will remain \$350 for 2020. MOTION passed unanimously.

**Next meeting:** Monday, December 9<sup>th</sup> at 5:30pm, East Manatee Fire Station #5 Bradenton, FL

**Adjournment:** With no further business to discuss, Nikki adjourned the meeting at 7:58p.m.

Respectively submitted,

Nicole Banks, CAM Sunstate Management for the Board of Directors