



**FOXWOOD AT PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.  
ANNUAL MEETING OF THE MEMBERSHIP  
MINUTES**

Time: 3:00 P.M.

Date: March 27, 2021

Place: Foxwood Park, 7707 213th St. E. Bradenton FL 34202

1. Roll Call and Determination of Quorum; A quorum was established with 42 present and by proxy. The meeting was called to order at 3:15pm. The membership unanimously appointed, Nicole Banks of Sunstate Management to chair the meeting.
2. Proof of Notice of Meeting; Meeting notice was provided in accordance with FL ST 720 and the association's bylaws.
3. Officer/Financial Reports; The association's year-end financial statements were available at the meeting and are posted at [www.myfpr.com](http://www.myfpr.com)
4. New Business
  - a. Election of Directors to the Board of Directors: Homeowner and volunteer to certify the count Anita Zavacky. The 2021 Board of Directors with the highest number of votes are: Nicolle Olarsch, Holly Chamberlain, Roni Duthie, Tony Wood and Keith Downs.
  - b. Consideration of Amendments to Articles 9.12 (c), 9.12 (d), 9.12 (h), and Article 9.13 of the Declaration. The amendments did not pass by majority with only 36 voting in favor.
5. Owner Comment
  - The trail bridges were discussed.
  - Prior to the amendment vote, Nikki Olarsch provided a summary on the reason behind the proposed amendments.
  - Question for the attorney: Are the current owners of vacant lots grandfathered in or would they be required to follow the passed amendments?
6. Adjournment: With no further business to discuss, the membership unanimously adjourned at 4:22pm.

***SUBMITTED BY NICOLE BANKS  
FOR FOXWOOD HOA***

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
FOXWOOD AT PANTHER RIDGE ASSOCIATION, INC.  
MINUTES**

Time: 4:25 P.M.

Date: March 27, 2021

Place: Foxwood Park, 7707 213th St. E. Bradenton FL 34202

**Calling of Roll:** A quorum was present with the following three board members present; Nikki Olarsch, Keith Downs, and Tony Wood. The meeting was called to order at 4:25pm.

**Proof of notice of Meeting:** Proper meeting notice was provided in accordance with FL ST 720 and the association's bylaws.

**Election of Officers**

**MOTION** made by Nikki, seconded by Tony to appoint the following officer positions.

Nikki Olarsch, President

Tony Wood, Vice President

Keith Downs, Treasurer

Holly Chamberlain, Secretary

Roni Duthie, Director

MOTION passed unanimously.

**New Business:**

The board reviewed the trail bridge repair quotes and discussed reserve funding. **MOTION** made by Tony, seconded by Keith to approve Caropepe Construction in the amount of \$62,204.00 to be paid by reserves. MOTION passed unanimously.

**Adjournment:** With no further business to discuss, the board unanimously adjourned the meeting at 4:45pm.

***SUBMITTED BY NICOLE BANKS***