

FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Wednesday, June 23, 2021
TIME: 5:30PM
PLACE: ZOOM

APPROVED MINUTES

Call the meeting to order and show proof of notice: The meeting was called to order at 5:37pm. Proof of notice was provided in accordance with FL ST 720 and the association's documents.

Determination of a quorum: A quorum was present with the following board members present; Holly Chamberlain, Nikki Olarsch, Tony Wood, Roni Duthie, and Keith Downs.

Approval of Previous Minutes May 18, 2021: MOTION made by Tony, seconded by Nikki to approve the meeting minutes with one correction. MOTION passed unanimously.

**Attorney Dan Lobeck* outlined the prescriptive easement process. Dan also provided a summary update regarding the Concession land development pending request. The Panther Ridge equestrian trails were also discussed. Matt Shapiro noted that the rail trail is noted in the governing documents. Dan suggested the association approve his firm to do legal research on the case. MOTION made by Keith, seconded by Nikki to authorize Dan Lobeck to research this case on the association's behalf. MOTION passed unanimously.

Presidents Report

- Hog damage and solutions were discussed. Nikki has contact information for a bow and arrow hunter (free of charge). The hunter would set up game cameras, a feed and then bow hunt the hogs on Nikki's vacant lot. For more information, please contact Nikki directly.

Treasurers Report: May 31, 2021, Financial Statements

- The legal expenses are trending over budget and are being monitored.

Unfinished Business

- Trail Bridges Update
 - The project is underway. Bridges 9 and 10 are almost complete. Bridge 1 is underway. Current photos of the progress were viewed and discussed. Tony and Nikki will contact the vendor.
- Legal Update
- Self Help: Landscaping Maintenance: TABLED.

New Business

- Community BBQ: planned for July 24th 5pm-sunset.
- Pest Management on the horse trails was discussed. Holly reported seeing a hornet's nest.
- Quarterly maintenance is contracted for the trails. Tony will contact Rudy's Lawncare.
- Holly suggested that the county be contacted to re-pave the roads. Nicole will contact the county commissioner.

Homeowners Comments:

- Chris Baylis commented that the HOA notice signs used to be posted at both entrances.
- Jamie Shapiro agrees with increased communication. Jamie also suggested a more detailed agenda.

Next Meeting Date: Monday, July 19th at 5:30pm via ZOOM.

Adjournment: With no further business to discuss, the meeting adjourned at 7:40pm.

Prepared by:

Nicole Banks For the Board of Directors