



## **FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.**

**DATE:** Wednesday, September 29, 2021  
**TIME:** 5:30PM  
**PLACE:** ZOOM

1. **Call the Meeting to Order and Proof of Notice:** The meeting was called to order at 5:34pm.
2. **Determination of a quorum:** A quorum was established with the following board members present; Tony wood, Hannah O'Reilly, Keith Downs, and Nikki Olarsch. Holly Chamberlain has an excused absence.
3. **Approval of previous minutes (August 25, 2021) MOTION** made by Tony, seconded by Keith to approve as presented. MOTION passed unanimously.
4. **Appointments for Committees:**
  - a. **MOTION** made by Nikki, seconded by Hannah to create the Social Committee with a sub-committee of Welcome Team and a Beautification Committee. MOTION passed unanimously.
  - b. **Social:** Nikki Olarsch, Hannah O'Reilly (anyone else interested please contact Nikki or Hannah)
  - c. **Welcome:** Stephanie Little, Nikki Olarsch, Lark Baxter, Jenny Pfeiffer.
  - d. **Beautification:** Mike Little, Tony Wood (anyone else interested to contact Tony)
5. **Presidents Report**
  - a. Reserve Option for Legal was discussed. Nikki also commented that a special assessment is never taken lightly and that this is not a typical process. Additional planning will be discussed during the 2022 budget meeting.
  - b. Most of the legal expenses were due to legal battles with the Concession.
  - c. There is a lot with a dumpster, that the association will pay \$200 to have removed. That same lot owner has agreed to the neighbor helping mow and maintain the landscaping. This is not an HOA issue. This is an agreement between two neighbors. Chris Baylis suggested calling Manatee County Code Enforcement.
6. **Treasurers Report:** Keith reported from the August 31, 2021, financial statements.
7. **Homeowner Comments** (limited to 3 minutes each)
  - a. Randy Seftas commented that he is not in favor of a special assessment for these funds. Randy also commented on the reserve balances and decrease in funds.
  - b. Alfonzo Zubizarreta asked to see the legal expense details. Alfonzo also recommends reviewing why the association is being sued. Alfonzo stated that the board enforces compliance.
  - c. Scott Andress is in favor of the special assessment. Scott also recalls that these issues were listed on previous board meeting agendas and discussed. Scott believes the board should vote in favor for the good of all the neighbors.
  - d. Chris Baylis agrees that she would like to see the legal expense details. Chris does not believe the HOA would successfully battle Manatee County. Chris believes we should treat each other as neighbors and friends and limit the spending.

- e. David and Gaby Bryson would like additional information on the special assessment. [www.myfpr.com](http://www.myfpr.com)

**8. New Business**

- a. **Legal Update:** Attorney Dan Lobeck email regarding special magistrate
  - i. The board discussed whether the HOA would hire the attorney to submit written opposition to the county special magistrate. The response is due by October 12. MOTION made by Nikki, seconded by Keith to approve a not to exceed \$1,000. MOTION passed 3 in favor, 1 opposed.
- b. **Discussion and VOTE to approve a special assessment of \$28,000, which is \$400 per lot.**  
**The purpose of the special assessment is as follows:**
  - i. 2021 Legal Expense Overages: Nikki provided a summary of the legal expenses. Most of the legal fees are contributed to the HOA opposition to the Concession Development efforts. These efforts have thus far been successful. The County Commissioners have voted against the Concession. Tony commented that Dan Lobeck dropped the ball before the last meeting. Nikki disagrees. Nikki referenced the Panther Ridge map and trails. Keith commented that it wasn't just the trails, the higher density housing was a concern. **MOTION** made by Tony, seconded by Hannah to approve the special assessment in the amount of \$28,000. MOTION passed unanimously.
  - ii. Sunstate will send the legal expense details to the Board for the past 3 years.  
\*If approved; will be paid by each lot and will be mailed an invoice due within 15 days.

9. Next Meeting: HOA Budget Meeting October 18, 2021, at 5:30pm

10. Adjournment: With no further business to discuss, the meeting adjourned at .

Prepared by:

*Nicole Banks For the Board of Directors*