

FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Monday, January 17, 2022

TIME: 5:45pm

PLACE: 19706 79th Ave East

MINUTES

Call the meeting to order and show proof of notice: The meeting was called to order at 5:59pm. Proof of notice was provided in accordance with FL ST 720 and the association's documents.

Determination of a quorum: A quorum was established with all five board members present; Nikki Olarsch, Tony Wood, Holly Chamberlain, Hannah O'Reilly, and Keith Downs (via conference call).

Approval of the previous minutes – October 25, 2021, MOTION made by Holly, seconded by Keith to approve the meeting minutes as presented. MOTION passed unanimously.

President's Report:

- Nikki has been in contact with Attorney Dan Lobeck regarding the Concession's allowable use of the property.

Treasurer's Report: December 31, 2021, Year End Financial Statements

- The board reviewed the financial statements.
- Keith noted the reserve balance of \$57k (down from \$110k at the beginning of 2021).
- Most owners have paid the special assessment.

Committee Reports: Tony volunteered to be the board liaison to the committees. Tony stressed the importance of homeowners and committee members contributing to the community.

Beautification/ Enhancements: A workday to clear the debris at the park will be scheduled. Repairs to the water and trash containers are planned as well. Nikki is obtaining quotes for a bathroom at the park. Once quotes are received, the board will review them. All members present, THANKED Mike Little for all his hard work at the park and entrance. Hannah suggested a monthly or quarterly clean up day.

Bridges: Tony and Mike have worked on wood repairs on bridge #X. Tony plans to be in contact with Eamon of The Pointe and Vince the previous bridge contractor.

Welcome: Stephanie reported that the committee met yesterday. The committee have 5 welcomes to schedule. Hannah suggested welcome neighbor cards.

Trails: Holly reported that the trails look good. Rudy is doing a nice job maintaining them. There is a trail off Deer Pointe Crossing that needs to have the entrance clearly marked. Tony and Holly have the lead on this project.

BRB: Since the October meeting the following requests have been approved by the BRB.

- Garden shed at 7630 209th
- Fence at 19910 79th

Newsletter: Hannah has the lead.

- “The Foxwood Flyer” will be sent to owners soon.

Homeowner Comments (limit 3 minutes each)

- Stephanie commented on the lack of community holiday lighting.
- Mike reported on the completed projects: all vinyl fences have been cleaned throughout the community. Mike is beginning to clean the trail signs. Mike has cleaned all the community signs. Mike and Tony have cleaned out and trimmed all the trees in the park. The debris clean up is being discussed. Ken suggested his vendor has a chipper and may be willing to take care of it. Ken will speak with his vendor and let Mike know.
- Ken commented on the issue with the park benches. The boards should be flipped. Ken asked if the communication system is being worked on. Hannah will work with Ken on this. Ken submitted a letter of questions. Tony answered the questions on behalf of the board. Also, the 2022 budget is available at www.myfpr.com
- Ken suggested that the HOA hires an employee to maintain common grounds.
- Mike and Tony suggested each owner take care of the roadside land bordering each lot. More information will be obtained, and this will be listed on the next board agenda.
- Ken commented on a stadium size court equipment, fencing, etc. that he would donate. Tony will work with Ken on this. Nikki suggested working with a designer for the park layout.
- Randy delivered a letter to each board member and read it aloud.

New Business

- Tony commented on the complaints being received due to horses not being cleaned up after.
- **Business Activity:** Keith suggested a board member reach out to the owner to straighten out the miscommunication.

- **Establish the Annual Meeting Date / Location:** Saturday, March 26th at 12pm location at Foxwood Park. This will also be included in the newsletter.

Next Meeting Date: TBD.

Adjournment: With no further business to discuss, the meeting adjourned at 7:20pm.

Prepared by:

Nicole Banks For the Board of Directors