



FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Monday, February 28, 2022
TIME: 5:45pm
PLACE: 19706 79th Ave East and Zoom

MINUTES

Call the meeting to order and show proof of notice: The meeting was called to order at 5:52pm. 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 the following board members present; Nikki Olarsch, Tony Wood, Hannah O'Reilly, and Keith Downs (via ZOOM). Holly Chamberlain had an excused absence.

Approval of the previous minutes – January 17, 2022, **MOTION** made by Hannah, seconded by Tony to approve as presented. MOTION passed unanimously.

President's Report

Governing Documents Update Committee: Sunstate will send an email asking for volunteers to form this committee. **MOTION** made by Nikki, seconded by Tony to form the committee. Members will be officially appointed at the next board meeting. MOTION passed unanimously.

Treasurer's Report: Keith reported from the January 31, 2022, financial statements.

- Sunstate will send the board the \$2,345 legal expenses recorded in 2022.
- LOT 36A had a change in ownership. The balance due will be collected. Sunstate has contacted the owner.

Ken Stewart interrupted the meeting. Tony Wood confirmed that Ken may comment when the meeting gets to homeowner comments.

Committee Reports

Beautification: The lighting and cleaning were completed at the front entrance. THANK YOU, Mike, and Tony! The park is 99% finished. Thank you all who have volunteered. Mike confirmed that the trail signs will be cleaned. The entrance sign will be painted. Mike suggested the common area culverts need to be cleaned out and painted.

Welcome: Six owners are on the welcome list. Stephanie continues to follow up. One has been completed.

Trails: Hannah and Ed have been checking and cleaning the trails of debris. The 10 bridges have all been repaired in 2021. This is an ongoing maintenance expense. Tony suggested accruing reserves for 5-7 years for continued expenses. Tony cautioned that the association needs to be sure that owners are following the rules when using the horse trails. The trails are open to Panther Ridge Owners and their guests only. Guidelines will be reviewed and voted on by the board.

BRB: One meeting since the last board meeting, approved LOT 36A exterior paint was approved.

Homeowner Comments (limit 3 minutes each)

- Jaymie Klauber thanked Mike and Tony for repair to the bridges. Jaymie will send bridge # numbers that may need attention. She does not believe any bridges need immediate attention.
- Niki Stewart asked what the special assessment was for. The board explained that it was for legal expense overages.
- Niki Stewart asked about September 2021 financial statements legal expenses.
- Ted Meuche commented on the business activities on 209th. Tony confirmed that this will be enforced.

New Business

Compliance Enforcement: Tony has a list of violations. The board will reach out to each homeowner for compliance. Nikki outlined the compliance process.

Next Meeting Date: Annual Membership March 26, 2022, at 12pm at Foxwood Park

Adjournment: With no further business to discuss, the meeting adjourned at 6:43pm.

Prepared by:

Nicole Banks For the Board of Directors