



FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Thursday, January 5, 2023
TIME: 5:45pm
PLACE: 3200 Lakewood Ranch Blvd
Admin Building – Fire Station #5
Or dial in 941-254-6462 pin 1234

MINUTES

1. Call the meeting to order and show proof of notice: The meeting was called to order at 5:57pm. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum
3. Approval of the previous minutes – November 7, 2022, MOTION made by Ted, seconded by Keith to approve as presented. MOTION passed unanimously.
4. President's Report: See below.
5. Treasurer's Report – November 30, 2022, were reviewed by the Board.
7. Committee Reports
 - Beautification – Review Quotes (landscaping, trees, signage): Tony presented a quote for new signs throughout the community. A printout was distributed in person. The Board discussed funding available. MOTION made by Tony, seconded by Hannah to approve the proposal. MOTION did not pass 2 in favor, 3 opposed. This will be re-reviewed later this year. The Board members all like the idea for the community.
 - Welcome / Social: The social committee needs a chair. Stephanie Little is not long serving at the chair. Stephanie does remain on the committee.
 - Trails / Bridges: There are two pending repairs. The costs are approximately \$2k. Tony is leading this project.
 - BRB: Next meeting date 1/11/23, fence request.
 - Governing Document Review: Tabled.
8. Homeowner Comments (limit 3 minutes each)
 - Daniela recommended that the sign project be on hold based on costs at this time.
 - Daniela asked for clarification on the governing document review committee.
 - Daniela asked what the HOA Board policy and Sunstate Management's policy on record retention.
 - Daniela commented that the communication between the HOA Board, Sunstate Management and homeowners is very poor. There are two homeowners that have been named on county documents and were not informed.
 - Scott agrees with Daniela regarding communication. Scott believes the reason for the association is to look out for the welfare of the members, individually and collectively. Scott and Daniela commented on a previous topic, the helistop.

- The Board agreed to improved communication.

9. Unfinished Business

- Legal Update:
 - No comment regarding LOT 63. The HOA association has legal counsel. The Board agreed to communicate as much as recommended by legal counsel.
 - Eminent Domain: The property parties have been notified of the association's acceptance. Costs incurred have been provided as requested and we are currently waiting for the government's attorney to prepare and provide the purchase agreement and proposed deed. Once those are provided and approved by the HOA legal counsel, we will then close on the transaction and be issued a check. MOTION made by Ted, seconded by Keith to accept. MOTION passed unanimously.

10. New Business

- Update on ST RD 70 expansion: See above.
- Establish Annual Membership Meeting date and location: The Board unanimously agreed to set the Annual Membership meeting for Monday, March 27th at 5:45pm.
- Ted requested the horse trails cost to maintain. This would include a portion of the landscaping expense and the trails expenses. This would need to be broken down. Nicole will work with Tony and Rudy for figures.
- Motorized vehicles on the trails were discussed.

11. Next Meeting Date: TBD

12. Adjournment: With no further business to discuss, the meeting adjourned at 6:53pm.

Prepared by:

Nicole Banks For the Board of Directors