



FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Tuesday, March 21, 2023
TIME: 9:00am
PLACE: CONFERENCE CALL 941-254-6462
PIN # 1234

Building Review Board MINUTES

1. Call the meeting to order and show proof of notice: The meeting was called to order at 9:02am.
2. Determination of a quorum: A quorum was established with all three board members present; Ed Reid, Daniela Drillmann, and Kent Schwarz.
3. Approval of the previous minutes (March 2, 2023): **MOTION** made by Ed, seconded by Daniela to approve as presented. MOTION passed unanimously.
4. Homeowner Comments (limit 3 minutes each): during new business.
5. New Business

20016 77th Ave E. – New Construction (M. Paunce and builder, C. Henson): Kent questioned the lion statues. Kent questioned the height of the detached garage listed as 606. Kent questioned chimney listed as NA, but there are 2 chimneys on the home. Kent questioned the chimney exterior finishes. **MOTION** made by Kent, seconded by Ed to approve with the following contingencies: Photos of lions to be submitted, landscape plan to be submitted, the detached garage height be revised to match the building plans, the chimneys be listed on the application, and the landscape plan and lions need to be approved prior to any construction beginning, exterior lighting is to be downward facing, construction to begin within 6 months, construction to be completed within 24 months, Drainage to comply with all county and SWFWMD regulations and be completed by a licensed contractor. MOTION passed unanimously.

20307 74th Avenue E – Clear property, Fence, Barn (C. Hodge and G.C. Dave Revels): Daniela questioned the setbacks as marked. Ed questioned the setbacks on the barn. The setbacks must be at least 100. Ed questioned the building plans. The owner and builder confirmed the plan is to build the single-family home and barn at the same time. Daniela questioned the plans not matching the application. This needs to be clarified. Exterior color finishes are incomplete. The owner mentioned it will be off white on body and black for the trim. This will be updated on the application. The plans need to be updated to reflect the current owner, Chris Hodge. Kent commented that wetlands are not listed on the plans. This needs to be updated and re-submitted. The architect can send a high-resolution PDF copy.

-Need color selections

-Owner on plans

-Dates updated

-Wetlands clearly shown on site plan

-Landscaping plan

-Downward exterior lighting

-Drainage to comply with all SWFWMD and county regulations and completed by a licensed contractor.

-Construction to begin with 6 months, completed within 24 months

-No other structures to be constructed until the first-floor exterior walls of the residence are constructed.

6. Next Meeting Date: TBD

7. Adjournment: **MOTION** made by Kent, seconded by Daniela to continue the meeting to Friday, March 24th, at 9am via conference call line (941-254-6462, pin 1234) contingent upon receiving revised plans for 20307 74th Ave. E. as outlined above by noon on Thursday, March 23rd. If the plans are not received, this application stands at **DENIED** and the meeting as adjourned.

The meeting continued to Friday, March 24th at 9am and then was continued to Tuesday, March 28th at 9am.

Lot 45 (Hodge)

MOTION made by Kent, seconded by Ed to approve the application for Lot 45 as submitted by homeowner on March 25th with the following stipulations:

- Page 6 of the application does not specify the square footage of the Outbuilding. The Outbuilding is approved as 2,400 square feet.
- Vertical construction of the Outbuilding/barn cannot begin until the first-floor exterior walls of the Residence are in place.
- All exterior lighting must be pointed downward, except for approved specimen landscape, statuary and fountains, for which reasonable up lighting is acceptable if placed immediately adjacent to the subject.
- Construction to begin within six months and completed within 24 months.
- Drainage to comply with all county and SWFWMD regulations and be completed by a licensed contractor."

MOTION passed unanimously.

Lot 66 (Panuce)

MOTION made by Kent, seconded by Ed to approve the lion photo submitted, acknowledge receipt of the compliance letter from builder and clarify all exterior lighting needs to be pointed downward, EXCEPT single specimen, low voltage, low wattage, landscape lights, which can be pointed up if placed adjacent to the specimen.

MOTION passed unanimously.

Meeting adjourned at 9:20am.

Prepared by:

Nicole Banks

For the Board of Directors / BRB Committee