



FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Monday, October 2, 2023, **CONTINUED TO THURSDAY
10/5/2023**

TIME: 5:45pm

PLACE: E Manatee Fire Rescue Admin Building
3200 Lakewood Ranch Blvd Bradenton FL 34211

MINUTES

1. Call the meeting to order and show proof of notice: The meeting was called to order at 5:50pm. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: A quorum was established with the following members present; Tony Wood, Stephanie Little, Keith Downs, and Nikki Olarsch. Hannah O'Reilly was present via conference call.
3. Approval of the previous minutes – January 5, 2023, and March 27, 2023: MOTION made by Hannah, seconded by Keith to approve both meeting minutes as presented. MOTION passed unanimously.
4. President's Report:
 - Update on the Trails: The trails have been cleared and are open. The Board unanimously approved this expense as it was a safety issue.
 - Update on Landscaping: Rudy is doing a nice job with the roadsides. Proactive trails maintenance was discussed.
 - Update on Legal:
 - The Board reviewed the legal opinion provided by Jeremy Anderson.
 - The Board has agreed to meet at ADA compliant location for HOA Board meetings.
 - The Board reviewed the FDOT / State Road 70 Widening project.
 - The Concession development was discussed. The Board unanimously agreed to follow Jeremy's advice and send a reminder to the Concession regarding our rights regarding the Rail Trail. The Board plans to have a call with the attorney.

- Update on Community Signage: The Board unanimously approved the new street signs. The Board also hopes to get funding from the county through neighborhood services.
 - Reminder on Compliance Items: The Board reviewed the compliance report. Tony will lead the HOA items listed.
5. Treasurer's Report: August 31, 2023, Financial Statements
 - 2024 Budget Review to be voted on at the November meeting.
 6. Announcement: Panther Ridge Social Community Event: Sunday, October 15th from 4-7pm at Foxwood Park.
 7. Homeowner Comments
 - Chris Baylis commented on the Concession and drainage concerns.
 8. **Next Meeting Date: November 6, 2023, at 5:45pm**
 9. Adjournment: With no further business to discuss, the meeting adjourned at 6:35pm.

Prepared by:

Nicole Banks

For the Board of Directors