



FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Wednesday, April 9th, 2025
TIME: 5:45pm
PLACE: Lakewood Ranch Library
16410 Rangeland Pkwy, 34211

MINUTES

1. Call the meeting to order and show proof of notice: The meeting was called to order at 5:47pm. Proof of notice was posted and emailed.
2. Determination of a quorum: A quorum was established with the following board members present; Chris Baylis, Jack Mandula, Tony Wood, and Hannah O'Reilly.
3. Approval of the previous minutes: **MOTION** made by Tony, seconded by Chris to approve as presented.
4. President's Report
 - Street Signs Update: Received all posts and holders. All street names are posted.
 - Park Update: Pending new signage.
 - Landscaping Update: Planning on improvements to common areas that were damaged.
 - FDOT Update: Progress, part of one side is open.
 - WELCOME NEW BOARD MEMBERS, Chris & Jack!
 - THANK YOU, Hannah for creating the Foxwood Flyer (newsletter).
5. Treasurer's Report
 - February 28, 2025, Financial Statements were reviewed.
 - Accounts Receivable Report as of 4/9/25. One account with the attorney for collections. Two owners were sent official NOLA and are being monitored.
6. **Appointment of Committees & Chairs: Volunteers Welcome!**
 - BRB: Kent Schwarz, Ed Reid, and Daniela Drillmann (Ed Reid, Chair) (Board liaison, Sunstate Management).
 - Trails: Holly Chamberlain, Jaymie Klauber and Jane Mandula (Board Liaison, Chris Baylis)
 - Beautification: Mike Little and Tony Wood (Board Liaison, Chris Baylis)
 - Social & Welcoming: Board Liaison, Hannah O'Reilly
 - Hannah is delivering 3 baskets to new owners. If you are interested in joining this committee, please contact Hannah.
 - Compliance: Anita Zavacky (Board Liaison, Sunstate Management)

- Hearing Panel: Three volunteers needed!

MOTION made by Tony, seconded by Hannah to approve the above committees and members. Jack outlined a summary of each committee and role. The summary will be updated and shared with the members. MOTION passed unanimously.

7. Unfinished / New Business

- Owner Request for easement rights between LOTS 40 & 52- The HOA was advised by the HOA Attorney that a lease cannot be granted.

9. Next Meeting Dates: **Wednesday, June 18th at 5:45pm.**

10. Adjournment: With no further business to discuss, the meeting adjourned at 6:30pm.

Prepared by:

Nicole Banks For the Board of Directors

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