



## FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

**DATE:** Thursday, July 31, 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 5:54pm. Proof of notice was posted on site, and the agenda was emailed to owners. The Board agreed for Nicole Banks to chair the meeting. Jane Mandula recorded the meeting.
2. Determination of a quorum: All five board members were present; Tony Wood, Chris Baylis, Hannah O'Reilly, Jack Mandula, and Nikki Olarsch.
3. Approval of the previous minutes 4/9/2025: **MOTION** made by Chris, seconded by Hannah to approve the minutes. MOTION passed unanimously.
4. Re-organization of officer positions, duties and authorities: **MOTION** made by Tony, seconded by Nikki to confirm the authority of Board members and it is not to contact vendors directly. Board voting must be done at the Board meeting. (Discussion during the motion regarding the authority and processes. Jack has requested the current contracts in place as Treasurer for 2026 budget planning. The concern). MOTION passed 4 in favor, 1 opposed. Jack Mandula submitted a records request.
5. President's Report: Emailed summary to owners.
  - Closure at 213<sup>th</sup> at SR70.
  - Pavilion roof repair.
  - At the Board workshop, Jack suggested a survey to the owners. The majority of the Board recommended continuing for 6 months and then re-visit community suggestions for improvements at a later date. Budget is to be monitored.
6. Treasurer's Report: June 30, 2025, Financial Statements
  - Jack confirmed the budget is on track and earned interest is pushing us into a net income. Trail maintenance was completed this month. The budget for trail maintenance is \$20,000. Cost over-run on maintenance landscaping services, \$2,500 annually. The budget will be corrected for 2026.
  - Jack started a reserve analysis. Jack suggested re-building the reserves beginning with the 2026 budget. Jack suggested a Reserve Study be completed. Jack is going to send a survey to owners regarding the current

contract with the landscaping maintenance for the roadside right of way mowing. Nikki expressed concerns in changing to owners mowing their own right of way / drainage easements along the roadsides.

7. Committee Reports:

BRB: continues to meet twice per month as needed.

Compliance: Last inspection was completed on 7/25/25.

Social: Fall event planning, Foxwood Flyer (newsletter) being sent in August.

Trails: Maintenance completed.

8. Unfinished / New Business

- Preservation Resolution

*Director makes motion to move that this Board of Directors adopt the proposed Preservation Resolution and authorize the President and Secretary of the Association to execute the Notice of Preservation documents, which will be recorded in the public records of Manatee County and hereby incorporated into these minutes. **MOTION** made by Nikki seconded by Jack to approve the MOTION as written above. MOTION passed unanimously.*

- Compliance Review

*7816 213<sup>th</sup> Street E; Impose a fine and referral to fine/hearing committee  
\*Jack recused himself from discussion and voting.*

*\*Board will reach out to the BRB for additional information and request that they attend the meeting.*

9. Homeowner Comments

- “No Thru Traffic” for end of 213<sup>th</sup>
- Compliance process was discussed.
- Board to maintain compliance standards.
- Suggestion to call Manatee County 311 to request the roads be re-paved / resurfaced.
- Trail bridges were inspected. Naming the trails were suggested.
- Recognized Rudy’s landscaping services and their hard work on swales. He does a great job.
- Suggested Board meeting calendar for 2025 and 2026.

10. Next Meeting Dates: Quarterly schedule will be set.

11. Adjournment: With no further business to discuss, the meeting ended at 7:21pm.

Prepared by:

*Nicole Banks For the Board of Directors*

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