



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

DATE: Thursday, November 6, 2025
TIME: 6pm
PLACE: Lakewood Ranch Library Meeting Room A (#127)
16410 Rangeland Pkwy, 34211

MINUTES

1. Call the meeting to order and show proof of notice: The meeting was called to order at 6:05pm. Proof of notice was given.
2. Determination of a quorum: A quorum was established with the following board members present; Jack Mandula, Chris Baylis, Tony Wood, and Nikki Olarsch, and Hannah O'Reilly.
3. Approval of the previous minutes 7/31/25: **MOTION** made by Tony, seconded by Jack to approve as presented, with two noted corrections. MOTION passed unanimously.
4. *7816 213th Street E; Impose a fine and referral to fine/hearing committee*
 - Tony commented that the Board tries not to fine owners. Tony attended the last BRB meeting. The BRB confirmed the landscaping does not comply with the BRB approval due to the landscaping not being concealed. Jack summarized the BRB process and approval on this request. **MOTION** made by Tony, seconded by Chris, to accept the plantings along the mirrors as is and no further action on this matter. MOTION passed 4 in favor, 1 (Jack) abstained.
5. Re-organization of officer positions, duties and authorities: Nikki commented and read sections from the HOA Attorney's email regarding actions and the authority of treasurer. Jack disagrees with the attorney's legal opinion. Lengthy discussion regarding contracts and FDOT project.
6. Unfinished / New Business
 - Approval of the 2026 Budget: The Board reviewed the 2026 proposed budget and line items. Jack handed out a revised budget with notes.

- A maintenance agreement will be presented at the next Board meeting.
- **MOTION** made by Jack, seconded by Tony to approve having a reserve study done in Q1 of 2026. MOTION passed unanimously.
- **MOTION** made by Jack, seconded by Tony to create a front entrance restoration committee. Sunstate will send out a request for volunteers! MOTION passed unanimously.
- **MOTION** made by Jack, seconded by Nikki to approve the 2026 budget as proposed with the changes outlined, with the quarterly dues at \$430. MOTION passed unanimously.
 - Matt suggested finalizing the plat from Pomello Park to Foxwood. This would need engineer review. Tony will reach out to the Preserve to see what plat they have. Ken commented that Foxwood is part of Pomello Park. **MOTION** made by Jack, seconded by Chris to approve investigating this concern. MOTION passed unanimously.
- SR 70 Widening FDOT Update: Reopening 213th on 11/10.
- 7. Homeowner Comments: Throughout the meeting.
- 8. Next Meeting Dates: TBD
- 9. Adjournment: With no further business to discuss, the meeting ended at 7:55pm.

Prepared by:

Nicole Banks For the Board of Directors

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