

FOXWOOD AT PANTHER RIDGE HOMEOWNERS ASSOCIATION, INC.
Board of Directors Closed Session Meeting Minutes

Date: January 29, 2026

Time: 10:30 AM

Location: Lakewood Ranch Library – Meeting Room #110
16410 Rangeland Pkwy, Lakewood Ranch, FL 34211

NOTICE REGARDING PREPARATION OF THESE MINUTES: These minutes were prepared by Cortney Hepburn, Secretary of the Association, who was not serving as Secretary or a member of the Board at the time of this meeting. The minutes were reconstructed from an audio recording provided by the former Board Secretary, Chris Bayliss. No official written minutes from this closed session were located in the Association's records at the time of preparation.

This meeting was held with legal counsel pursuant to Florida Statute §720.303(2)(a). These minutes reflect procedural actions only and intentionally exclude attorney-client privileged discussion.

Directors Present:

Tony Wood

Nikki Olarch

Chris Bayliss

Jack Mandula

Hannah O'Reilly

Also present:

Association Counsel, Justin Givens

Management Rep: Nicole Banks, CAM

1. Call to Order: The meeting was called to order at approximately 10:30 AM.
2. Proof of Notice: Proof of notice of the meeting was confirmed.
3. Determination of Quorum: A quorum of the Board of Directors was established.
4. Attorney–Client Session with Legal Counsel

The Board entered attorney-client privileged session with Association legal counsel pursuant to Florida Statute §720.303(2)(a) to discuss a proposed drainage dispute settlement agreement. Details of the discussion are omitted to preserve attorney-client privilege.

The Board returned to open session at [Insert]

5. New Business

Drainage Dispute Settlement Agreement

A motion was made to approve the drainage dispute settlement agreement as presented.

Motion by: [Insert name]

Seconded by: [Insert name]

Vote:

In Favor:0

Opposed:4

Abstained:1

Result: Motion failed.

6. Adjournment: There being no further business, the meeting was adjourned at approximately [insert time].

Prepared by:

Cortney Hepburn, Secretary

Foxwood at Panther Ridge Homeowners Association, Inc.

Date Prepared: March 27, 2026

Record Entry Note: These minutes are entered into the Association's official records to document procedural actions taken during the closed session based on the best available information from the audio recording provided to the Association.