

Building Review Board
Meeting March 03, 2026

Meeting called to order at 9:02 a.m. by Ed Reid, Chairperson.

Proof of notice given (standing meeting 1st and 3rd Tuesdays).

Quorum present with Ed Reid, Daniela Drillman and Kent Schwarz. Tony Wood, homeowner and President of BOD, and Nicole Banks, Sunstate, were also present.

Ed moved to approve prior minutes, seconded by Daniella, motion carried unanimously.

New Business:

Lot 49 – New front door. Daniella moved to approve conditioned upon installation commencing within 90 days and completion within 180 days. Ed seconded, unanimously carried.

Lots 40 and 52 - Bridge over swale. Lengthy discussion regarding the number of supports within the swale. Mark Lyons, homeowner, clarified that while the drawings indicate a 48-foot bridge, the intent is from top of swale to top of swale. Mark agreed to explore with the engineering firm potential options for decreasing the number of supports within the swale and provide more detailed information.

Ed moved to continue the meeting and reconvene at 8:30 a.m. Friday, March 6. Daniella seconded, motion carried.

Building Review Board
Continued Meeting March 06, 2026

Meeting was reconvened at 8:30 a.m. by Ed Reid, Chairperson.

Quorum established with Ed Reid, Daniela Drillman and Kent Schwarz. Mark Lyons was also present as homeowner.

Unfinished Business:

Lots 40 and 52 - Bridge over swale. Kent moved to approve the updated submittal titled “Bridge Additional Info for BRB call on 3/6/2026 at 8:30 am;” approval conditioned upon construction complying with all Foxwood Protective Covenants, specifically but not limited to 9.12(d), plus all SWFMD and Manatee County requirements. Construction to commence within 60 days and be completed within 120 days.

Motion seconded by Daniella and carried unanimously.

New Business:

Lot 56 – Landscape Upgrade

Kent moved to approve submittal conditioned upon all lighting being low voltage and landscape oriented, installation to begin with 90 days and completed within 180 days. Motion seconded by Ed and carried unanimously.

Ed moved to adjourn, seconded by Daniella and carried unanimously.

Meeting adjourned at 8:32 a.m.

Respectfully,

Kent Schwarz