



FOXWOOD at PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC.

DATE: Monday, July 29, 2024
TIME: 5:45pm
PLACE: E Manatee Fire Rescue Admin Building
3200 Lakewood Ranch Blvd Bradenton FL 34211

MINUTES

1. Call the meeting to order and show proof of notice: The meeting was called to order at 5:45pm. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: A quorum was established with the following board members present; Tony Wood, Keith Downs, Nikki Olarsch, Hannah O'Reilly (via conference line).
3. Approval of the previous minutes: 2/8/24: **MOTION** made by Tony seconded by Keith to approve the meeting minutes are presented. MOTION passed unanimously.
4. President's Report:
 - Confirmed based on legal opinion, owner survey, and majority of the Board was to not proceed with an appeal. There are individual owners that may come together outside of the HOA to pursue.
5. Treasurer's Report: May 31, 2024, Financial Statements
 - Posted on the website and available in the client portal.
 - www.myfpr.com / home.sunstatemanagement.com
 - 2025 Budget predicted to remain the same.
 - GTC Solutions Trail Maintenance and Playground mulch to comply with insurance.
 - Coding for playground repairs will be confirmed.
6. Committee Reports:
 - BRB meets 1st and 3rd Tuesdays at 9am
7. Unfinished / New Business
 - New Street Signs and posts have arrived, pending pick and installation.
 - Quarterly Trail Maintenance has been completed.
 - Compliance Report Review: Drive completed 7/12, next scheduled for 8/12.
 - Community BBQ planned for Sunday, September 8th at 6pm at 19706 79th Ave E. (food, drinks, and bouncy house provided).

- Keith addressed communication and transparency.
 - How do we make it more transparent to all residents what is being discussed at the meeting and resolution to that.
 - A summary of the Board meeting was suggested.
 - Responsiveness of the Board.
 - An email to the owners, welcoming owner participation was suggested.

8. Homeowner Comments:

- Homeowner requests that a rule for prohibiting fireworks in the neighborhood. Tony spoke with the homeowners and referenced the county code.
- Matt Shapiro is in favor of sending membership email for participation on HOA items.

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9. **Next Meeting Dates:**

September 17, 2024, at 5:45pm (To APPROVE THE 2025 BUDGET)

November 5, 2024, at 5:30pm

10. Adjournment: With no further business to discuss, the meeting adjourned at 6:34pm. Tony will get new signs for on site posting.

Prepared by:

Nicole Banks

For the Board of Directors