

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Monthly Meeting Minutes
November 20, 2013
By: John K. Copeland, Secretary

Call to Order:

The regular Board of Directors meeting was held on the Copeland porch at 1440 S.W. 25th Lane. The meeting was called to order by Mike Nielsen, acting on behalf of Rhett Keene, at 7:14 p.m.

Attendees (Board Members present):

John Copeland
Scott Marcum
Danielle Copeland
Mike Nielsen

(Non-Board Members present)

Diane Marcum
Danny Bartel
John Adams
Dennis Dodge
Mike Bartfield
Bob Wilson
Bob Hall

John Copeland made a motion to approve the Amended Minutes from the October 30, 2013 meeting. The motion was seconded by Scott Marcum and passed unanimously.

Treasurer's Report:

Scott Marcum stated that the checking account has a present balance of \$2,032.55. The (former) savings account, or other account, had a balance of \$15,310.26, for a total of \$17,342.81. Scott Marcum said he received a check in the amount of \$602.50 from John Adams for the 2013-2014 dues. Scott Marcum received a bill from Bargain Stump Removal for \$100.00 for the cost of removing the dead magnolia tree and stump.

President's Report:

Rhett Keene was not present, so there was no President's Report.

Vice President's Report:

Joseph Hornberger was not in attendance, however, Mike Nielsen gave the Vice President's Report. Joseph Hornberger went to the Post Office and we now have a physical address. If anything goes in our Post Office Box, we will receive an e-mail notification that our box has mail.

Lock-Up Report:

Mike Nielsen stated that the Lock-Up has been utilized properly. FP&L has been back working near the Lock-Up and Mike Nielsen has been dealing with FP&L, as well as the independent contractor hired by FP&L. The hole has been patched and sod has been laid around the area where the work was done. We are now off the emergency loop.

Mike Bartfield stated that some cinder blocks from the work done by FP&L were thrown on the boat ramp. He put the blocks on the side of the boat ramp, however, it appears that someone threw them in the water. They need to be removed.

Mike Bartfield stated that there have been alligators back in the river. A trapper removed an 8' gator from the river and set a trap in the pond for a 6' gator. PEOPLE NEED TO STAY AWAY FROM THE TRAP AND THIS AREA.

Secretary's Report:

John Copeland stated that he had completed the registration with DPBR. John Copeland stated he received an Estoppel Request on the Ridgely lot and will fill out same and deliver it to the title company. The estimated time for closing is December 31, 2013. John Copeland stated that the October 30, 2013 Minutes were amended to reflect that John Adams was present at the meeting. John Copeland stated that the November 9, 2013 Emergency Meeting Minutes have been posted on the website by Danielle Copeland. John Copeland went through the mail. We received a bill from Ross, Earle & Bonan in the amount of \$375.00 for the demand letters on Convertini, Ridgely, and Wilson. The bill was approved to be paid as Scott Marcum verified that it had not been paid previously. John Copeland stated that the Notices, with Ballots and Proxies, were mailed out on November 20, 2013. John Copeland submitted a bill to Scott Marcum for the cost of postage for the mailing.

Landscape Committee:

Danielle Copeland stated that she received several quotes for replacement of the magnolia tree which has been removed. Albert Johnson said a 100 gallon tree would cost \$585.00 and a 30 gallon tree would cost \$235.00. Danielle Copeland is also to receive a quote from Alpha Zeta Landscape, but did not have it in time for the meeting. Danielle Copeland stated that she was informed by several landscape experts that even a 100 gal tree would be too small and that he recommends a 200 gal tree. He also stated that a 100 gallon tree should cost in the neighborhood of \$400.00.

Dennis Dodge went to three different nurseries to look at magnolia trees. He learned that Magnolia trees need to be planted in a wet, low-lying environment to thrive, and Dennis Dodge's landscape expert suggested a royal poinciana tree would be better suited to that area. His expert also stated that the west magnolia tree is diseased and will die within 1 year.

Danny Bartel stated that he likes the look of the east entry with the tree removed and suggested that we take out the other diseased tree and plant ground cover and landscaping as opposed to trees.

Danielle Copeland made a motion to get an estimate on removing the remaining diseased western magnolia and has the authority to proceed so long as that estimate does not exceed \$200.00. John Copeland seconded the motion and the motion passed unanimously.

The decision regarding the front entry landscape will be discussed at the Annual Meeting on December 14, 2013 and the Board, as well as the new Board, would appreciate all residents' input concerning this matter.

Danielle Copeland discussed our common area irrigation problem. Albert Johnson's irrigation specialist, Thomas, submitted a bid for \$250.00 to repair the valve which he said was broken. At the previous meeting, the Board had agreed to allow Bob Hall to try to fix the valve on his own before we spend \$250.00. Danielle Copeland stated that we may get billed \$75.00 for Thomas' time in diagnosing the problem. His time spent was appx 5 hours.

Bob Hall stated that he had an opportunity to look at the system. Valves 1, 2, and 3 are okay, however, valve 3 has no water coming out of it. Bob Hall stated that a "T" joint is broken between valves 2 and 3. The "T" joint has to be replaced as it is leaking. Bob Hall and Danny Bartel discussed this matter and believe they can fix it. John Copeland made a motion to allow Bob Hall and Danny Bartel until the Annual Meeting to attempt to fix the "T" joint. Said motion was seconded by Scott Marcum and passed unanimously.

Old Business:

There was no old business other than referencing that the Annual Meeting will be held December 14, 2013 at 10:00 a.m. at the green space. All homeowners are invited to attend as the ballots will be due and the new Board will be elected.

New Business:

Bob Wilson stated that he reviewed the October 30, 2013 Minutes which stated that a lien will be placed on the Wilson lot. He questioned this fact based upon his assertion that the dues had been paid in full.

John Copeland stated that he would look into the issue and advise Bob Wilson.

There was a discussion concerning the Election Committee and the Board approved Bob Hall, Dennis Dodge, and John Adams for the Election Committee.

Next Meeting:

The next meeting will be the Annual Meeting on December 14, 2013 at 10:00 a.m. at the green space.

Adjournment:

At 8:23 p.m., Mike Nielsen made a motion to adjourn the meeting which was seconded by John Copeland and passed unanimously.