

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
September 19, 2012
By: John K. Copeland, Secretary

Call to Order:

The regular Board of Directors Meeting was held at the green space. The meeting was called to order by Mike Nielsen at 7:14 p.m.

Attendees (quorum present):

Mike Nielsen, President
Joseph Hornberger, Vice President
Scott Marcum, Treasurer
John Copeland, Secretary
Rhett Keene, Director
Brian Ridgely, Director
John Adams, Member at Large
Diane Marcum, Member at Large
Bradley Marcum, Member at Large
Danielle Copeland, Member at Large

Joseph Hornberger made a motion to approve the Minutes from the August 22, 2012 meeting. The motion was seconded by Mike Nielsen and passed unanimously.

Treasurer's Report:

Scott Marcum reported that the checking account has a present balance of \$2,142.07 and the savings account has a present balance of \$13,854.89. The only bills paid since the last meeting was the \$300.00 monthly invoice to Shoreline Landscape and the FP&L bill. Scott Marcum also stated that Bank Atlantic is n/k/a BB&T. The transition will take place on or about October 19, 2012 wherein new account numbers are issued. There was a discussion concerning bank shopping. Scott Marcum will shop around for other banks with better deals. John Copeland stated that he will approach Gulfstream Business Bank.

Old Business:

Danny Bartelle submitted a letter that he replaced the bad breaker on the entryway lights. He said that the new breaker was still tripping and that an electrician needs to be contracted in order to make the repair. Dennis Dodge had received three quotes and Rhett Keene made a motion to hire the electrician who quoted the \$250.00 fee to diagnose and repair the front lights. John Copeland seconded the motion and the motion passed unanimously.

The Association received two letters from Ross, Earle & Bonan. The first letter was another demand letter regarding the McLaughlin lot. A new demand letter had to be send since the first demand letter only went to Jack McLaughlin and did not contain Sheila's name. The new letter contains both names and also includes the new amounts due as of November 1, 2012. The second letter was a \$125.00 Invoice from Ross, Earle & Bonan for attorneys' fees on Yeni.

The bill was submitted to Scott Marcum for payment since Yeni had previously paid the \$125.00 in attorneys' fees.

Vice-President's Report:

Joseph Hornberger has two names for the Election Committee, himself and Brian Ridgely.

Secretary's Report:

John Copeland stated that he sent a letter to the homeowners advising them that the annual dues had been raised and that a special assessment had passed at the last meeting.

There was a change of address for Manley Rust to P.O. Box 1193, Palm City, Florida 34991.

John Copeland also gave an Invoice to Scott Marcum for \$24.30 for postage for mailing out the letters to all homeowners. Rhett Keene made a motion to approve reimbursement for said postage which was seconded by Mike Nielsen and passed unanimously.

Lockup Report:

Brian Ridgely stated that the lock-up needs trimming and that it was close to the time for Shoreline to do the quarterly trimming.

Director's Report:

Rhett Keene had nothing to report.

New Business:

It was stated that there were some kids knocking on doors looking for extra Xbox remotes. The residents are advised to call 911 if there is any suspicious activity in the neighborhood.

John Copeland provided the Board with a Contract and drawings to install a rear fence at 1440 S.W. 25th Lane. Rhett Keene moved to approve the installation of the fence which was seconded by Mike Nielsen and passed unanimously.

Next Meeting:

It was determined that the next Meeting of the Board of Directors would be held on October 17, 2012 at 7:00 p.m. at the green space. All homeowners are encouraged to attend.

Adjournment:

At 8:00 p.m., Mike Nielsen made a motion to adjourn the Meeting, which was seconded by John Copeland and passed unanimously.