

**FOX RUN HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Monthly Meeting Minutes**  
**February 19, 2014**  
**By: Victoria C. Waldbauer, Secretary**

**Call to Order:**

The regular Board of Directors meeting was held on the Marcum porch at 2421 S.W. 15<sup>th</sup> Terrace Palm City, Florida 34990. The meeting was called to order by Rhett Keene at 7:10 p.m.

**Attendees (Board Members present):**

Rhett Keene  
Joseph Hornberger  
John Copeland  
Scott Marcum  
Danielle Copeland  
Mike Nielsen  
Vicki Waldbauer

**(Non-Board Members present)**

Mike Bartfield  
Bob Hall  
Diane Marcum  
John Adams  
Danny Bartel  
Bradley Marcum

Rhett Keene made a motion to approve the minutes from the Meeting which was held on January 15, 2013 meeting. The motion was seconded by Joseph Hornberger and passed unanimously.

**Treasurer's Report:**

Scott Marcum stated that the checking account has a present balance of \$489.62. The (former) savings account, or other account, had a balance of \$39,806.89, for a total of \$40,296.51. Interest earned of .91.

Scott Marcum stated that as of the last meeting, there were 42 lots which had paid their dues. 4 more dues payments were received in the mail, making a total of 46 paid. Mike Nielsen made a motion for the secretary to send out reminder letters to the 10 lots that are unpaid. Motion seconded by Scott Marcum and passed unanimously.

Eric Wilson paid the remaining balance of \$26.98 for finance charges prior years dues & fees. He is paid in full for 2013 as of letter from 1/17/2014.

**Vice President's Report:**

Joseph Hornberger drafted a letter about the request to move the dues due date to June. Moving the due date to June will require modification of by-laws, which requires super majority vote for approval, and associated legal fees for drafting and filing the revised by-laws. It was discussed that if we are going to change the by-laws, than we should incorporate other changes discussed in past years in this effort. The Board will endeavor to formulate any and all needed changes to the By-Laws and present those at the next meeting

Joe Hornberger received 2 foreclosure pleadings from the Convertini & Rubino famlies.

**Secretary's Report:**

John Copeland drafted the Estoppel Letter request for the Ridgely property & it has been mailed back to the title company.

Mike Neilson submitted a letter that as a Fox Run HOA Board of director member he has completed reading the Chapter 720 of the State of Florida statues and Fox Run phase One Maintenance Assoc by laws & understands it to its entirety as of Jan 29, 2015.

**Landscape Committee:**

Danielle Copeland presented the quote from Albert Johnson for the landscaping for the front entrance. The estimated cost is \$743 including labor to plant 64 schefflera, 10 croutons, re-plant the existing loriapea as an outside bed border & install ½ pallet of pine bark mulch. It was brought up that the existing flower bed needs to be treated for weeds, fertilized & treated for any bugs which will cause an additional cost. Rhett Keene made a motion to approve the flower beds to be properly chemical treated as noted and not to exceed \$1000. The motion was passed unanimously by all board members.

Scott Marcum stated that the right concrete exterior wall on Murphy is infested with Bees. Danielle Copeland will call several beekeepers to have then come out & assess the wall & gives us quotes on bee removal.

Bob Hall replaced the 2<sup>nd</sup> flood light from the road with an LED lamp for \$28. This bulb comes with a 3 year warranty giving an annual savings \$72 to replace all lights as they blow out with the new LED lamps. Rhett Keene made a motion to replace the existing lights with LED lamps as they blow out. This motion was unanimously by the Board Members.

**President's Report:**

Rhett Keene stated that the Fox Run HOA is presently in it's 2<sup>nd</sup> year of the 8 year plan to re-pair drains and re-pave the roads. Rhett will coordinate with Sunshine Land Designs, the company we are using for such repairs to see if they will still honor their bid prices and obtain a updated proposal for the overlay.

**Lock-Up:**

Mike Nielsen stated that everything looks good in the lock up area. He noticed someone cleared the drains & says "thank you". He asked Danielle Copeland to please contact Albert Johnson about trimming or removing the re-growth of the pepper trees in the wall.

**Old Business:**

Sheila McLaughlin stated that she has paid the current 2014 dues for \$402.50, however she requested an extension to May to pay the special assessment of \$200. Rhett Keene made a motion to table the discussion till next months board meeting. Said motion was seconded by John Copeland and passed unanimously.

**New Business:**

Mike Bartfield's niece is currently living with him & seeks permission to store her vehicle in the lock up area. Mike Neilson presented him with an application for use of the lock up. The car will be stored in slip #4. Mike Bartfield brought up the topic of the Architectural Review Committee. There were no motions made.

**Next Meeting:**

The next meeting will be held on March 26, 2014 at 7:00 p.m. at the Marcum residence.

**Adjournment:**

At 9:50 p.m., Rhett Keene moved to adjourn the meeting which was seconded by John Copeland and passed unanimously.