

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Monthly Meeting Minutes
March 26, 2014
By: John K. Copeland, acting Secretary

Call to Order:

The regular Board of Directors meeting was held on the Marcum porch at 2421 S.W. 15th Terrace. The meeting was called to order by Rhett Keene at 7:00 p.m.

Attendees (Board Members present):

Rhett Keene
John Copeland
Scott Marcum
Danielle Copeland
Mike Nielsen

(Non-Board Members present)

Diane Marcum
Danny Bartel
John Adams

The Minutes from the previous meeting were not approved. The Board had a discussion about the accuracy of said Minutes.

First, there was a discussion at the last meeting concerning the Architectural Review Committee. This discussion was brought up by Mike Bartfield and the minutes should have reflected that despite there being a discussion, there were no motions made. Second, the Minutes incorrectly stated that we were in the third year of the eight year plan concerning the Special Assessments. We are actually in the second year of the eight year plan.

Mike Nielsen made a motion to amend the February Minutes to make the two above referenced changes. Rhett Keene seconded the motion and the motion passed unanimously.

Treasurer's Report:

Scott Marcum stated that the checking account has a present balance of \$1,893.18. The (former) savings account, or other account, had a balance of \$40,410.31, for a total of \$42,033.49.

Scott Marcum stated that he received a check from John and Sarah Pietkivich (Lot 53) in the amount of \$602.50. He received a check in the amount of \$200.00 from McLaughlin for the Special Assessment, which makes this lot paid in full. Scott Marcum stated that he also received a check from Stephany Blue in the amount of \$602.50 (Lot 38) and Julie Fenton in the amount of \$602.50 (Lot 52).

Scott Marcum stated that the following residents had still not paid their dues: Baker; Convertini; Donohue; M. Hall; Lot 21 (Old Negri property); Ridgely; and Rubino. Since the Board was unable to verify if the Late Notices had gone out last month, Rhett Keene made a motion that the Secretary needs to send letters to these seven homeowners. John Copeland seconded the motion and the motion passed unanimously.

Vice President's Report:

Since Joseph Hornberger was not present, there was no Vice President's Report.

Secretary's Report:

Since Vicki Waldbauer was not present, there was no Secretary's Report.

Landscape Committee:

Danielle Copeland gave a report that Albert Johnson finished the landscaping at the front entrance. There was a general discussion about Danielle Copeland being the board liaison to Albert Johnson. Rhett Keene stated that with regard to the bee issue, the Martin County representative came out and the case is now closed. The Board noted that foam was put in the wall which the Board assumes was done by the County representative.

With regard to the flood lights, there was a general discussion that flood lights numbered 1, 3, and 4 were out. On light number 3, the GFCI breaker will not reset. John Copeland made a motion that Joseph Hornberger should call Flauta Electric to have them repair the lights under warranty. Said motion was seconded by Scott Marcum and passed unanimously. There was also a general discussion concerning the flood light on the East entrance sitting atop the wooden pole, and Rhett Keene made a motion that Joseph Hornberger would get a quote from Flauta Electric to remove said flood light and put an outlet there instead if this could be accomplished for less than \$200.00. The motion was seconded by John Copeland and passed unanimously. It was discussed that Flauta Electric would be asked to make these repairs all at the same time so that the Association does not incur a service charge.

President's Report:

Rhett Keene stated that Sunshine Land Design will honor the prices from their earlier bid. There was a general discussion concerning the drainage and Rhett Keene advised the Board that Sunshine did not bid for the "green areas" (the "green areas" are the drainage areas running through lawns rather than roadways).

Rhett Keene suggested that we prioritize the remaining drainage. Rhett Keene made a motion to get bids for all other green areas and come to the next meeting with an outline of the order of the remaining drainage. This motion was seconded by John Copeland and passed unanimously.

Lock-Up Report:

Mike Nielsen stated that the Lock-Up was good, however, Albert Johnson had not cut the Lock-Up in 3-4 weeks. Danielle Copeland stated that she would contact Albert Johnson concerning same. Mike Nielsen stated that there was new interest in the Lock-Up from several residents/new owners. Mike Nielsen also stated that the pepper trees are growing rapidly. Scott Marcum made a motion that Albert Johnson needs to eradicate the pepper trees like we paid him to do. Mike Nielsen seconded the motion which passed unanimously.

Old Business:

None.

New Business:

With regard to the Palmer house, there was a request to approve the re-siding of said house with hardiplank per Neil Palmer's e-mail and drawings. Rhett Keene made a motion to approve the work, which was seconded by John Copeland and passed unanimously.

Meghan Rost had sent an e-mail asking for a copy of the Annual Dues Letter. John Copeland, as acting Secretary, was directed to send her same.

There was also an e-mail from Van Horn Realty concerning the Ridgely lot asking how much was due. John Copeland, as acting Secretary, was directed to respond to said e-mail.

Mike Nielsen brought up the Architectural Review Committee. Mike Nielsen stated that one needed to be formed. Mike Nielsen moved that an Architectural Review Committee be established with Mike Nielsen as the Board liaison, John Adams as the Chairperson, and Kim Marth and Bob Hall as Committee Members. The motion was seconded by John Copeland and passed unanimously.

There was also a discussion that, according to the Board's calendar, a Nominating Committee needed to be established. Mike Nielsen made a motion that Joseph Hornberger and Vicki Waldbauer make up the Nominating Committee, which was seconded by Rhett Keene and passed unanimously.

Next Meeting:

The next meeting will be held on April 23, 2014 at 7:00 p.m. on the Copeland porch, 1440 S.W. 25th Lane, Palm City, Florida.

Adjournment:

At 9:31 p.m., Rhett Keene moved to adjourn the meeting which was seconded by John Copeland and passed unanimously.