

**FOX RUN HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Monthly Meeting Minutes**  
**April 24, 2014**  
**By: Danielle Copeland, acting Secretary**

**Call to Order:**

The regular Board of Directors meeting was held on the Copeland porch at 1440 SW 25<sup>th</sup> Lane. The meeting was called to order by Joe Hornberger at 7:10 p.m.

**Attendees**

**(Board Members present):**

Rhett Keene  
John Copeland  
Scott Marcum  
Danielle Copeland  
Mike Nielsen  
Joe Hornberger

**(Non-Board Members present)**

Diane Marcum  
Bob Hall  
John Adams

Scott Marcum made a motion to approve the minutes from the last meeting. Mike seconded the motion and it passed unanimously. Joe Hornberger made a motion to move the VPs report to the beginning of the meeting for tonight's meeting only. The motion was seconded by John Copeland and passed unanimously.

**Vice President's Report:**

Per a motion from the May meeting, Joe Hornberger had the electrician come out to Fox Run to evaluate and fix some lighting issues near the front entrance. One bulb was burned out; it has been replaced. GFCI #3 (third palm tree) was broken and it is now fixed. The electrician (Flauta Electric) told Joe that our ongoing electrical issues will likely continue because we have GFCI receptacles in an exposed area. The area gets wet from regular irrigation and occasional rain, which is partly to blame for the continued failure. There was discussion about possibly wrapping all underground wires with conduit. Danielle Copeland made a motion to table the topic because all electric is currently operational. Joe Hornberger seconded the motion and it passed unanimously.

**Treasurer's Report:**

Scott Marcum stated that he made a transfer of \$1,800.00 to cover insurance costs. Scott stated that the checking account has a present balance of \$2,411.21. The (former) savings account, or other checking account, has a balance of \$38,611.32. We earned \$1.01 according to the most recent statement.

Scott stated that Albert Johnson stopped by his house to collect payment, which was tendered in check #1095.

Scott stated he received dues from the Baker residence in the amount of \$602.50 which brings that lot to a current status for the 2013/2014 year. Scott received payment from the Carson residence in lot 21 for the amount of \$602.50 (check 249); they are now current for the 2013/2014 year. Scott stated he received dues from the Donahue residence in the amount of \$602.50 which brings that residence to a current status for the 2013/2014 year.

There was an open discussion about Lot 3. Ridgely is the former owner; the new owner is a bank. There was a general discussion about the only three lots which remain unpaid for the 2013/2014 year. They are lots 22, 15, 3. No motion was made.

**Secretary's Report:**

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

**Landscape Committee:**

Danielle Copeland began a discussion about Mike Nielsen's request for the board to evaluate the sea grape growth in the lockup area. Some plants are doing great, some are doing okay, and some are small. There was discussion about treating the small plants. Scott Marcum made a motion to observe the plants for 6 months. Joe Hornberger seconded the motion and it carried. Mike and Rhett voted against the motion.

Danielle Copeland inquired about the flood light on the east entrance that was to be removed by Flauta Electric (per the March meeting). Joe Hornberger informed the board that the light had been removed by a skilled resident for no fee.

**President's Report:**

Rhett Keene stated he received an annual bill for our mailbox. It was given to the Treasurer for payment. Rhett Keene made a motion that the Secretary draft a Dues Notice and bring it to the May meeting for Board approval. Mike Nielsen seconded the motion and it passed unanimously.

**Maintenance Committee Report:**

Rhett Keene stated that Sunshine Land Design will honor the prices from their earlier bid. Rhett distributed a document to the Board (attached to minutes) for discussion. Rhett requested permission from the Board to use the document during a discussion with SLD; he will request a formal written estimate from SLD to complete phase 3a and 8a which he will present to the Board at the May meeting. In anticipation of the probable acceptance of the written estimate during the May meeting, the Board would once again like to remind residents that they are encouraged to attend all HOA meetings so that they can participate in decisions which impact our community.

**Lock-Up Report:**

There was a general discussion about the arm on the lockup fence needing to be adjusted. There was also a general discussion about wear and tear on the fence lock. Several board members agreed to take a look at the two items and report back to the Board with a recommendation.

**Old Business:**

John Copeland made a motion that Joe Hornberger and the nomination committee will canvas the neighborhood to see who wants to be included on the ballot for the 2014/2015 Board of Directors Election. Rhett Keene seconded the motion and it passed unanimously. The Board encourages all homeowners to participate in HOA activities and to consider becoming a Board Member.

**New Business:**

Danielle Copeland made a motion to rename the Drainage Committee to the Maintenance Committee in accordance with the bylaws. The motion was seconded by Rhett Keene and passed unanimously. The committee chairperson is Rhett Keene.

Danielle Copeland began a general discussion about the dilapidated state of the community street signs and stop signs. Rhett, as head of the Maintenance Committee will survey the signs and will report back to the Board at the May meeting.

Rhett Keene bought LED light bulbs for the entrance palms. They are appx \$27 each from Lowes and have a 3 year warranty. He will submit his receipt to the Treasurer. A copy of the packaging is attached to the minutes so future purchases can be made.

There was general discussion about an email that the Vicki Waldbauer, Secretary, circulated to some Board members. Her email stated that effective May 1, she resigns her post as Secretary but retains her seat on the board. John Copeland accepted the Board's unanimous nomination to serve as Secretary.

**Next Meeting:**

The next meeting will be held on May 21, 2014 at 7:00 p.m. on the Copeland porch, 1440 S.W. 25<sup>th</sup> Lane, Palm City, Florida.

**Adjournment:**

At 10:00 p.m., Rhett Keene moved to adjourn the meeting which was seconded by John Copeland and passed unanimously.

LOWES

**PAR38 FLOOD**

Warm White (Blanco cálido)

**UTILITECH**  
PRO

#0180170

REPROGRAMABLE  
DIMMABLE

**LED**

Indoor / Outdoor  
Reflector  
Interior / Exterior  
Reflector

**LONG LASTING • 25,000 HOURS\***  
DE LARGA DURACIÓN • 25,000 HORAS\*

20w 90w  
LIFETIME  
TIEMPO DE VIDA  
= 12

Brightness  
1035  
lumens

Estimated  
Energy Cost  
**\$2.41**  
per year

LIGHT APPEARANCE  
APARIENCIA DE LUZ

3000K

\*\*Compared to a 2,000 Hour PAR38 Halogen Bulb \*\*Comparado con un Foco Halógeno PAR38 de 2,000 Horas

Received 4/23/14 at HOA mtg

**FOX RUN HOMEOWNERS ASSOCIATION  
STORMWATER CULVERT MAINTENANCE PROGRAM  
ESTIMATE OF CONSTRUCTION**

Contractor is to fully understand that the Lump Sum or Unit Price for all items shall include a sufficient allowance for the completion of all work for this project, including but not limited to, all profit and overhead, incidentals, all labor, supervision, testing, machinery, equipment, tools, materials, dewatering, utility restraints, glands, straps, coordination with utility companies, clean up and other means of construction necessary to complete the described work according to the Martin County standards and FDOT requirements. Below Schedules may be executed independently or combined as budgetary constraints allow. See Fox Run Technical Specifications, Details, and Drainage System Report for additional specifications

**Schedule 3 - Structure 3 to 4 (Conventional Replacement - Previous Bid Unit Cost shown)**

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Mobilization/Clearing/Saw Cut Roadway/Demolition/Disposal	1	LS	\$ 4,625.00	\$ 4,625.00
2	Roadway Restoration (2" baserock, 1" S-III/SP 9.5 Asphalt)	152	SY	\$ 48.20	\$ 7,326.40
3	15" Storm Pipe Replacement (with RCP)	185	LF	\$ 25.00	\$ 4,625.00
4	Restore Concrete Flume (4" thickness)	6	SY	\$ 36.75	\$ 220.50
5	Dewatering (if needed)	1	LS	\$ 680.00	\$ 680.00
6	Sod / Cleanup	75	SY	\$ 4.80	\$ 360.00
<b>SCHEDULE 3 (SUBTOTAL) - \$</b>					<b>17,836.90</b>

**Schedule 3A ALT 1 - Slipline Structure 3 to Structure 4**

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Clean/Video of Existing 15" CMP(185') - PRECONSTRUCTION	1	LS	\$ 250.00	\$ 250.00
2	Mobilization/Clearing/Saw Cut Roadway/Demolition/Disposal	1	LS	\$ 1,000.00	\$ 1,000.00
3	Roadway Restoration (2" baserock, 1.5" SP 9.5 Asphalt - 1 lift)	25	SY	\$ 48.20	\$ 1,205.00
4	Slipline 12" SDR 26 (includes seal/grout)	185	LF	\$ 50.00	\$ 9,250.00
5	Restore Concrete Flume (4" thickness)	6	SY	\$ 640.00	\$ 3,840.00
6	Dewatering (if needed)	1	LS	\$ 250.00	\$ 250.00
7	Sod / Cleanup	15	SY	\$ 4.80	\$ 72.00
<b>SCHEDULE 3A (SUBTOTAL) - \$</b>					<b>15,867.00</b>

**Schedule 8A ALT 1 - Slipline Structure 6A to Structure 6**

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Clean/Video of Existing 15" CMP(300') - PRECONSTRUCTION	1	LS	\$ 250.00	\$ 250.00
2	Mobilization/Clearing/Saw Cut Roadway/Demolition/Disposal	1	LS	\$ 1,000.00	\$ 1,000.00
3	Slipline 12" SDR 26 (includes seal/grout)	300	LF	\$ 50.00	\$ 15,000.00
4	15" Concrete Jacket for Dissimilar Pipes (FDOT Index 280)	1	EA	\$ 640.00	\$ 640.00
5	Dewatering (if needed)	1	LS	\$ 250.00	\$ 250.00
6	Sod / Cleanup	15	SY	\$ 4.80	\$ 72.00
<b>SCHEDULE 8A (SUBTOTAL) - \$</b>					<b>17,212.00</b>

**Schedule 9 - Structure 1 to Structure 2 (Green Space)**

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Mobilization/Clearing/Demolition/Disposal	1	LS	\$ 1,500.00	\$ 1,500.00
2	15" Storm Pipe Replacement (with RCP)	121	LF	\$ 25.00	\$ 3,025.00
3	Restore Concrete Flume (4" thickness)	6	SY	\$ 36.75	\$ 220.50
4	Dewatering (if needed)	1	LS	\$ 680.00	\$ 680.00
5	Sod / Cleanup	202	SY	\$ 4.80	\$ 968.00
<b>SCHEDULE 9 (SUBTOTAL) - \$</b>					<b>6,393.50</b>

**Schedule 10 - Structure 5 to Structure 6 (Green Space)**

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Mobilization/Clearing/Demolition/Disposal	1	LS	\$ 1,500.00	\$ 1,500.00
2	15" Storm Pipe Replacement (with RCP)	130	LF	\$ 25.00	\$ 3,250.00
3	Restore Concrete Flume (4" thickness)	6	SY	\$ 36.75	\$ 220.50
4	Dewatering (if needed)	1	LS	\$ 680.00	\$ 680.00
5	Sod / Cleanup	217	SY	\$ 4.80	\$ 1,040.00
<b>SCHEDULE 10 (SUBTOTAL) - \$</b>					<b>6,690.50</b>



**FOX RUN HOMEOWNERS ASSOCIATION  
STORMWATER CULVERT MAINTENANCE PROGRAM  
ESTIMATE OF CONSTRUCTION**

Schedule 11 - Structure 7 to Structure 8 (Green Space)					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Mobilization/Clearing/Demolition/Disposal	1	LS	\$ 1,500.00	\$ 1,500.00
2	15" Storm Pipe Replacement (with RCP)	155	LF	\$ 25.00	\$ 3,875.00
3	Restore Concrete Flume (4" thickness)	6	SY	\$ 36.75	\$ 220.50
4	Dewatering (if needed)	1	LS	\$ 680.00	\$ 680.00
5	Sod / Cleanup	258	SY	\$ 4.80	\$ 1,240.00
<b>SCHEDULE 11 (SUBTOTAL) - \$</b>					<b>7,515.50</b>

Schedule 12 - Structure 9 to Structure 10 (Green Space)					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
1	Mobilization/Clearing/Demolition/Disposal	1	LS	\$ 1,500.00	\$ 1,500.00
2	15" Storm Pipe Replacement (with RCP)	190	LF	\$ 25.00	\$ 4,750.00
3	Restore Concrete Flume (4" thickness)	6	SY	\$ 36.75	\$ 220.50
4	Dewatering (if needed)	1	LS	\$ 680.00	\$ 680.00
5	Sod / Cleanup	317	SY	\$ 4.80	\$ 1,520.00
<b>SCHEDULE 12 (SUBTOTAL) - \$</b>					<b>8,670.50</b>

<b>TOTAL FOR ALL SCHEDULES ABOVE - \$</b>					<b>71,515.40</b>
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<b>TOTAL FOR SCHEDULE 3A AND 8A - \$</b>					<b>33,079.00</b>
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