

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
July 25, 2012
By: John K. Copeland, Secretary

Call to Order:

The regular Board of Directors Meeting was held at The Copeland Tiki. The meeting was called to order by Mike Nielsen at 7:10 p.m.

Attendees (quorum present):

Mike Nielsen, President
Joseph Hornberger, Vice President
Scott Markum, Treasurer
John Copeland, Secretary
Dennis Dodge, Director
Rhett Keene, Director
Diane Markum, Member at Large
Danielle Copeland, Member at Large
John Adams, Member at Large
Bradley Markum, Member at Large
Mandley Rust, Member at Large
Sean McArdle, Member at Large
Neil Palmer, Member at Large
Sue Weatherman, Member at Large
Tony Weatherman, Member at Large
Karrie Chapman, Member at Large
Pyara Wilkhu, Member at Large

Rhett Keene made a motion to approve the Minutes from the June 13, 2012 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 \$3,486.55 and the savings account has a present balance of \$13,854.42.

Scott Marcum stated that Regina Yeni paid her dues in full. The dues, together with interest and attorneys' fees, are still past due and owing for Hall and McLaughlin.

Vice-President's Report:

Joseph Hornberger introduced Laura Pasanese and Blakely Gregg from the Martin County Sheriff's Office. Laura gave a long discussion concerning recent burglaries known as "pillowcase burglaries". These burglars use newer cars which are rented in Ft. Lauderdale and the windows are tinted in Ft. Lauderdale. Typically, these burglars knock on the front door and, if no answer, they go around to the back and smash the doors to gain entry. Laura stated that if any resident sees anything suspicious, to please call 911. Also, if you see any vehicles that look

suspicious, try to determine the direction of travel of said vehicle as this greatly assists MCSO in their investigations. Typically, these burglars are after jewelry, cash, and guns. Sometimes they wear FP&L or Comcast Cable shirts.

Laura said it may be a good idea to either take pictures or videos of your jewelry, guns, and electronics, as well as writing down the serial numbers.

Election Committee Report:

Joseph Hornberger stated that he will start forming the Election Committee. Danielle Copeland, Sue Weatherman, and Sean McArdle offered their assistance to the Committee.

President's Report:

A discussion was held concerning the past due dues for the Hall and McLaughlin lots. John Copeland made a motion to authorize the \$400.00 lien fee to have liens placed on those premises. Said motion was seconded by Rhett Keene and passed unanimously.

The Board received a letter from GL Staffing, who is the staffing agency for Shoreline Landscaping. The letter from GL Staffing was dated July 12, 2012 and confirms that GL Staffing is ICE compliant. Accordingly, John Copeland made a motion to pay Shoreline's bill, which was seconded by Rhett Keene and passed unanimously.

Secretary's Report:

John Copeland had nothing to report.

Drainage Report:

Rhett Keene went over the options for financing the completion of the drainage and the road repairs. There was a general discussion concerning the Board's ability to take out a loan to pay for these items. John Copeland made a motion that at the next meeting the Board will vote on the options posted by Rhett Keene concerning either an increase in annual assessments and/or a special assessment. Said motion was seconded by Dennis Dodge and passed unanimously.

**ALL RESIDENTS ARE ENCOURAGED TO ATTEND THE NEXT MEETING SINCE
THE BOARD WILL BE VOTING ON THIS ISSUE.**

Lockup Report:

Brian Ridgely was not at the meeting so there was no Lockup Report.

Architectural Review Committee:

Dennis Dodge had nothing to report.

New Business:

Dennis Dodge stated that there is a wiring issue in the center island entrance and that we need to have an electrician correct the issue. John Copeland made a motion to get estimates from electricians. Rhett Keene seconded the motion and the motion passed unanimously.

Old Business:

None.

Next Meeting:

It was determined that the next Meeting of the Board of Directors would be held on August 22, 2012 at 7:00 p.m. at the Copeland Tiki. All homeowners are encouraged to attend.

Adjournment:

At 8:52 p.m., Mike Nielsen made a motion to adjourn the Meeting, which was seconded by John Copeland and passed unanimously.