

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Monthly Meeting Minutes
August 27, 2014
By: John K. Copeland, acting Secretary

Call to Order:

The regular Board of Directors meeting was held at the green space. The meeting was called to order by Rhett Keene at 7:15 p.m.

Attendees (Board Members present):

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

(Non-Board Members present)

Diann Marcum
John Adams
Bob Hall
Tony Weatherman
Kim Marth
John Platt
Randy Spiegelhalter
Stephen Curet
Dennis Dodge

Rhett Keene made a motion to approve the Minutes from the July 22, 2014 Meeting. It was seconded by Mike Nielsen and the Minutes were unanimously approved.

Vice President's Report:

Joseph Hornberger delivered two pleadings he received on the Convertini and Rubino foreclosures. On Convertini, the sale date was August 26, 2014. On Rubino, the sale date will be December 16, 2014.

Joseph Hornberger also showed the Board the letters for the front wall received from Ampersand Graphics. Bob Hall volunteered to install the letter on the wall

Treasurer's Report:

Scott Marcum stated that the checking account has a present balance of \$2,785.43. The (former) savings account, or other account, had a balance of \$5,422.63, for a total of \$8,208.06.

Scott Marcum received some mail. A copy of our Certificate of Insurance was given to the Secretary. Scott Marcum stated that Sunshine Land got their check for \$34,208.05. Scott Marcum also stated that we received a Notice to Owner from Sunshine Land, however, it was of no concern since Sunshine has been paid in full.

Secretary's Report:

John Copeland stated that he had, once again, replied to One Step Lien with regard to Lot 3 (former Ridgely home). John Copeland also noted that the Bank had replaced the sod on Lot 3. John Copeland also stated that on July 25, 2014, he sent out the letters with the ARC Report to all homeowners and residents.

Landscape Committee:

Danielle Copeland stated that she had procured several bids for the landscaping. Valley Crest declined to bid as they stated that their bid would be in the range of \$600.00 per month. Bids were received from Tropical Landscape, Andrew Goodwin, Dennis Serafini, and Albert Johnson. The bids ranged from \$300.00 per month to \$625.00 per month. There was a general discussion concerning the bids and a discussion regarding the lock up and back ramp areas.

There was a further discussion regarding the coquina and spraying the weeds.

Rhett Keene made a motion to accept the Tropical Landscape bid, which was seconded by Mike Nielsen. The motion passed with John Copeland voting nay. The Secretary will send a notice to Albert Johnson stating that his bid was not accepted and his contract will not be renewed. Tropical Landscape will start as of October 1, 2014. Danielle Copeland stated that the irrigation will eventually fail and the Board needs to take up that issue when it does.

President's Report:

No report.

Maintenance Report:

Rhett Keene stated that the two runs were completed by Sunshine Land. Rhett Keene stated that he believes Sunshine did a good job. The next runs will be done after this year's dues are paid.

Lock-Up Report:

Mike Nielsen stated that all is good with the Lock-Up with exception of the ramp issue. A non-resident was using the ramp, therefore, Mike Nielsen changed the combination. This seems to have solved the problem.

ARC Report:

The Architectural Review Committee had nothing to report other than the Report was mailed out to all homeowners and residents.

Old Business:

Joseph Hornberger stated on behalf of the Nominating Committee that no one other than current Board Members wished to be on next year's Board.

New Business:

There was a general discussion regarding the violations contained in the ARC Report. It was discussed that the By-Laws need to be amended with regard to satellite dishes and fences. It was determined that the Architectural Review Committee will review the By-Laws to determine which ones need to be amended.

The following Board Members were asked if they would continue to serve on next year's Board. Rhett Keene said yes; Joseph Hornberger said yes; Danielle Copeland said yes; Scott Marcum said no; Mike Nielsen said yes; and John Copeland said yes. Resident Bob Hall said he would like to be included on the ballot.

It was, once again, stated that a reminder would be put in the Minutes that this year's Annual Meeting would be held on October 11, 2014 at the green space.

John Copeland presented a bid to install a new roof on his tiki at Lot 4. Joseph Hornberger made a motion to approve the request, which was seconded by Scott Marcum, and passed unanimously.

Next Meeting:

The next meeting will be held on September 17, 2014 at 7:00 p.m. at the Copeland porch, 1440 S.W. 25th Lane.

Adjournment:

At 8:56 p.m., Rhett Keene moved to adjourn the meeting, which was seconded by John Copeland and passed unanimously.