

**FOX RUN HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Monthly Meeting Minutes**  
**September 17, 2014**  
**By: John K. Copeland, acting Secretary**

**Call to Order:**

The regular Board of Directors meeting was held at the Copeland porch. The meeting was called to order by Rhett Keene at 7:11 p.m.

**Attendees (Board Members present):**

John Copeland  
Danielle Copeland  
Joseph Hornberger  
Rhett Keene

**(Non-Board Members present)**

John Adams  
Bob Hall  
Mike Bartfield

Rhett Keene made a motion to approve the Minutes from the August 27, 2014 Meeting. Bob Hall interjected that last month's Minutes were incorrect. The Minutes inadvertently listed Bob Hall as being a Member of the present Board, however, they should be amended to state that Bob Hall, as a current resident, said yes to being on the ballot for next year's Board.

**Vice President's Report:**

Joseph Hornberger stated that he received mail on the Convertini property, which was given to the Secretary.

**Nominating Committee Report:**

Joseph Hornberger stated that the ballots need to go out. John Copeland will prepare the ballots which will contain the following names:

John Copeland  
Mike Nielsen  
Joseph Hornberger  
Rhett Keane  
Danielle Copeland  
Bob Hall

Joseph Hornberger asked for suggestions for the Election Committee. He stated that Carla Hornberger would serve. John Adams and Bob Hall stated that they would serve. Bob Hall will ask Sue Weatherman. John Copeland will ask Dennis Dodge.

**Treasurer's Report:**

There was no report since Scott Marcum was not present. It was discussed that Scott needs to send the Financial Statement to the Secretary to be mailed out with the ballots.

**Secretary's Report:**

John Copeland stated that he checked the mail. There were dues payments from Palmer, Wilson, and the Copelands. There were also the bank statements.

John Copeland did an estoppel letter regarding Lot 22.

**Landscape Committee:**

Danielle Copeland stated that Tropical Landscape will not honor their estimate because they are now too busy. Accordingly, the Notice of Termination to Albert Johnson did not go out.

Danielle Copeland stated that she received new bids from Perez Landscaping and Israel. MowTown Landscaping declined to bid. ICE letters cannot be provided by Perez and Israel and, therefore, John Copeland made a motion to stay with Albert Johnson if he agrees to continue with the current fee of \$300.00 per month for the monthly landscape. The motion was seconded by Joseph Hornberger and passed unanimously. Albert Johnson's Contract was signed by Rhett Keane and John Copeland and will be sent to Albert Johnson for his signature.

Danielle Copeland stated that Albert notified her of a problem with the front sprinklers. Some are broken along the West wall and some appear to have been repaired ineffectively, ie, glued. The sprinklers by the variegated schefflera need to be made taller to accommodate plant height. Danielle Copeland stated that the Fox Run irrigation system will need to be considered in the upcoming budget in case it should need repairs.

**President's Report:**

No report.

**Maintenance Report:**

Bob Hall stated that the "R" on the entrance wall has been replaced. He needs paint to touch up around the new letter. All stop signs and posts were cleaned and rust stains removed. Paint touched up as needed. Post at Lot 19 is very loose in ground. It appears that there is no concrete at the base. All posts were straightened up as needed. All wooden posts (street signs) had rust stains removed then were repainted with two coats. Street signs were washed and cleaned as best as able. Bob Hall stated that he gave the Board a quote for new street signage last month, however, he will continue to source new signs.

Bob Hall also had the following suggestions: Lot 19 post needs to be dug up, reset, and concrete put around the base. Start budgeting monies for new signs. Need one now to replace missing and 5 of 24 in bad shape. One metal stop of 12 signs is faded, but not bad enough yet for replacement. Bob expects we will get another two years out of the existing wood posts. Current street signs could be cleaned and repainted, but this is probably only a temporary solution. Entranceway low walls in front of painted area need to be repaired where concrete has chipped away from trucks driving in. Same walls need to be pressure cleaned, rust stains removed and painted. Bob Hall suggests that the Board start looking at long term new designs and budget for replacement of front entranceway. The current design is too narrow for trucks and boats on trailers to make the turn into the community.

**Lock-Up Report:**

Mike Nielsen was not present but Rhett Keane gave his report. He stated that the lock-up looks good. The common areas look good. Mike Nielsen cleared the intakes. Mike Nielsen wanted to remind the Board that October is the most active tropical storm month.

**ARC Report:**

The Architectural Review Committee stated that it is resigning from the task of re-writing the By-Laws. The ARC recommends that a non-standing committee be set up by the Board for By-Law review. Bob Hall stated that he would volunteer to chair the committee. Rhett Keane moved to set up a By-Law Review Committee. The motion was seconded by John Copeland, but did not pass by a vote of 2 to 2.

After further discussion, Rhett Keane, once again, made a motion to establish a By-Law Review Committee, which was seconded by John Copeland. The motion did not pass as the vote was 2 to 2.

The ARC submitted a list with 75 infractions at the previous meeting. The infractions are now down to 54. The ARC submitted a new list which categorized the violations in three categories dealing with the easiest to correct being Category 1 and the hardest to correct being Category 3. The ARC's list is attached to these Minutes.

Mike Bartfield stated that he would like a letter to go to all Category 1 violators now. Rhett Keane made a motion to have the Board come up with a form letter. The ARC will come up with a form letter which will be sent to John Copeland for review and discussed at the next meeting. The motion was seconded by John Copeland and passed unanimously.

Mike Bartfield wanted the Minutes to reflect many thanks for the ARC's efforts and time involved to prepare the violations list.

**Old Business:**

Rhett Keane again, made a motion to form a By-Law Review Committee, which was seconded by John Copeland. The motion passed 3 to 1 with Joseph Hornberger voting nay. The By-Law Review Committee will be chaired by Bob Hall and will include Mike Nielsen and John Adams. The By-Law Review Committee will come up with an outline as to how to revise the By-Laws.

Bob Hall discussed wanting a web link on the website as to what's going on with the By-Law Review Committee, including contact information. He would like to ask the residents and homeowners for suggestions to help in amending the By-Laws. Bob Hall also requested a copy of all the email addresses of the homeowners.

**New Business:**

Bob Hall submitted a receipt for \$61.94 for paint and supplies. John Copeland made a motion to reimburse Bob Hall, which was seconded by Rhett Keane and passed unanimously. Bob Hall stated that he needs to purchase some paint to touch up around the new "R" around the front wall. The Board gave him the authority to source new paint.

John Adams brought up that the Convertini lot needs to be maintained. The Secretary will send a letter to the Bank similar to the letter on the Ridgely lot. John Adams also stated that with regard to the Hall lot, he believed the property had been refinanced. John Copeland will check with Ross, Earle & Bonan to see if the lien was ever filed.

**Next Meeting:**

The next meeting will be the Annual Meeting and will be at 10:00 a.m. on October 11, 2014 at the green space. All are invited to attend.

**Adjournment:**

At 9:15 p.m., Rhett Keene moved to adjourn the meeting, which was seconded by Joseph Hornberger and passed unanimously.