

FOX RUN HOMEOWNERS ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

June 10, 2015

By: Bob Hall for John K. Copeland, Secretary

Call to Order:

The regular Board of Directors meeting was held at Copeland Porch.
Rhett Keene called the meeting to order at 7:07 pm

Attendees

Board Members present:

John Copeland
Danielle Copeland
Joseph Hornberger (had to leave at 10:25)
Rhett Keene
Mike Nielsen
Bob Hall

Non-Board Members present:

John Adams
Ruth Pietruszewski
Jeffrey Judas
Bob Wilson

Rhett Keene made a motion to approve the Minutes from the previous Meeting, which was seconded by John Copeland and passes unanimously.

President suggests that New Business be moved to be beginning of meeting so non-board members can present their requests. Board agrees.

New Business:

Ruth Pietruszewski having problems due to large trucks and boat trailers backing onto a drainage pipe that extends from her property. She also stated concerns about who is responsible for that pipe since it is on community common area. Rhett said he would check with Martin County for clarification.

Rhett Keene makes motion to buy and install railroad tie to block vehicles from backing onto that area. Joe Hornberger seconds, passes unanimously.

Jeffrey Judas submitted drawings for new fence on for SW corner of his property. Requested approval from Board.

John Copeland motions to approve the "option one" of his request so long as Martin County issues a permit. Rhett Keene seconds, Passes unanimously.

Bob Wilson upset about the Board's recent denial of his home additions. Board stated they did not think it passed all Martin County Building Codes set backs. He was also upset that Board had sent him a letter about unapproved construction on his property.

President Report:

Rhett suggested that the Board and community needed a better tracking or recording system for all residents names, contact, correspondence, Architectural Review approvals, and any other Community papers.

Danielle Copeland volunteered to research putting together a spreadsheet online for all info.

Vice President Report:

No Report

Treasurer Report:

\$18,710.99 in checking

\$10,847.60 in savings

Secretary's Report:

Received Estoppel request for Lots 48 & 22. Filled out and returned.

Landscape Committee:

6 sprinklers replaced along entrance. Bob Hall said he would pick up new ones.

Board approves expense of up to \$65 for new sprinklers.

Need to look at replacing shrubs in median strip and on east side at entrance way.

Maintenance Committee:

Sunshine Land Design has repaired the washout at lockup and boat ramp.

Long discussion on adding berm or concrete curb on south side of ramp parking lot.

No action taken at this time.

Lock Up Report:

In good shape. One new space taken.

Received request w/ check from Lot 25 for future space in lock up.

John Copeland motions for Board to hold check till next meeting. Rhett seconds, passes unanimously.

Architectural Review Committee Report:

John Copeland motioned for ARC to check on Lots on violation list that have not responded to recent letter. Joe Hornberger seconds, passes unanimously.

Bylaws Review Committee:

Board requested clarification added to bylaws the Boards ability to appoint to Board upon a Board member leaving.

Old Business: None

New Business:

Bob Hall nominated Joe Hornberger to lead elections Committee, Mike Nielsen seconds, passes unanimously.

Next Meeting:

July 15, 7:00 pm at 2423 SW 14th Street. Hall House.

Adjournment:

Rhett makes motion to adjourn at 11:21 pm

Bob Hall seconds, passes unanimously.