

ATTACHED YOU WILL FIND THE HIGHLIGHTS OF THE LAST HOA MEETING. THE ATTACHMENT IS NOT THE "OFFICIAL" MINUTES, BUT IT HAS ALL OF THE POINTS DISCUSSED AND IS PURELY FYI.

IF YOU DO NOT WISH TO RECEIVE THIS TYPE OF INFO THRU E-MAIL ,JUST LET ME KNOW AND I'LL TAKE YOU OFF THE LIST .

ALSO, WE ARE TRYING TO GET AS MANY PEOPLE IN THE NEIGHBORHOOD TO GIVE THEIR EMAIL ADDRESS. IF YOU KNOW YOUR NEIGHBOR , PLEASE ASK THEM IF THEY WOULD LIKE TO RECEIVE HOA INFO THROUGH THIS VENUE, IT IS PURELY VOLUNTARY. IF SO , PLEASE SEND ME THEIR EMAIL ADDRESS AND I'LL ADD THEM TO THE LIST.

AGAIN ,THIS IT JUST FOR FYI AND NOT AN "OFFICIAL" FOX RUN HOA WEB PAGE. EMAILS ARE SIMPLE , BUT STILL QUITE EFFECTIVE. ALL OF THE BOARD MEMBERS RECEIVE THIS EMAIL.

THANKS,

CARL RUBINO

MARCH 8, 2011

FOX RUN HOA BOARD MEETING

REF : GENERAL MEETING

LOCATION : 1320 SW 25 LANE

ATTENDING :

MIKE, CARL,TAMMY,DEBBIE,JOHN ,DANIELLE,LOU,DENNIS,JOE,

& BRIAN.

STARTED AT 19:08

-MIKE OPENED THE MEETING BY ASKING THAT THE MINUTES OF THE LAST MEETING BE ACCEPTED. JOHN MOTIONS, CARL SECONDS, & THE BODY ACCEPTS.

-WALTER WAS NOT ABLE TO ATTEND THE MEETING , SO MIKE GAVE THE TREASURER'S REPORT. MIKE REPORTED THAT THE FOX RUN HOA CHECKING ACCOUNT HAD A BALANCE OF \$17,752.55 , WITH THE SAVINGS ACCOUNT REFLECTING A BALANCE OF \$ 10,000.00. HE WENT ON TO REPORT THAT THERE WERE 9 OUTSTANDING HOA FEES ,WITH 2 PARTIAL PAYMENTS INCLUDED IN THE TALLY. BRIAN ASKED TO TABLE THE PARTIAL PAYMENTS ACCEPTANCE WITH JOHN SECOND... THE BODY ACCEPTED.

-MIKE CONTINUED THE MEETING WITH DIALOGUE PERTAINING TO THE HOA'S INSURANCE POLICY. THE BODY VIEWED THE POLICY RENEWAL, INCLUDING THE PREMIUM SLIGHT INCREASE FROM LAST YEARS POLICY. THE INCREASE WAS \$ 103.00 WITH THE DNO DECREASING. BODY ACCEPTS THE POLICY AND WILL BE PAID.

-JOHN BRINGS UP A BILL FOR REIMBURSEMENT. JOHN FILED A "RELEASE OF LIEN " FOR A HOA FEE THAT WAS PAID LATE FOR 2010. THE FEE FOR FILING WAS \$10.00.

-THE NEXT ISSUE WAS "DRAINAGE" REPORTING BY JOHN COPELAND. JOHN MET WITH THE ENGINEER FROM EVERGREEN TO GO OVER THE COMMUNITIES DRAINAGE LAYOUT. MR. HENDERSON FROM EVERGREEN WAS ESCORTED BY JOHN AROUND THE COMMUNITY AND MR. HENDERSON WAS ABLE TO GET A "VISUAL" ACCOUNT OF THE DRAINAGE SITUATION. HE NOTED THAT THE " BIGGEST FAILURE" WAS NEAR THE INTERSECTION OF 25 LANE & 15 TERR. THE ROAD APPEARS TO "SINK" OVER THE PIPING . THE QUESTION OF THE "ORIGINAL " LOCATION OF THE DRAINAGE BOX IS STILL BEING DEBATED WITH BOARD MEMBERS. MR. HENDERSON WILL TRY TO PULL THE ORIGINAL PLAT OF THE COMMUNITY FROM 1978. JOHN SAID THIS MAY TAKE TIME AND/OR MAY BE DIFFICULT TO FIND. THE BODY DISCUSSES THE DRAINAGE PROJECT FROM 2003 AND HOPES TO FIND A PLAN FROM THAT TIME, TO HELP ON THIS MATTER. MIKE SAID THAT HE WOULD LOOK THROUGH THE HOA PAPERWORK TO TRY TO FIND ANY INFO ON THIS SUBJECT. JOHN INTERJECTS HE MAY FIND THE TIME TO HELP MIKE .

-NEXT UP WAS BRIAN ON THE "LOCKUP" . BRIAN REPORTED THAT THE FRONT ENTRANCE WILL RECEIVE MORE LIROPE GRASS AND MULCH TO SPRUCE IT UP. MIKE ASKES IF THE SPRINKLERS HAVE BEEN REPAIRED, BUT BRIAN SAYS HE WILL HAVE TO INVESTIGATE FURTHER FOR AN ANSWER . MIKE THEN NOTES THAT THE BOARD HAS NOT RECEIVED A "BILL" FOR SUCH REPAIRS. BRIAN STATES THAT THE LOCKUP WORK WILL COMMENCE ON MARCH 17 TH.

ALL TREASURES IN THE LOCKUP WILL HAVE TO BE REMOVED BY MARCH 16 TH.

HE HOPES FOR THE WORK TO BE COMPLETED BY MARCH 18 TH . , BUT IT MAY TAKE LONGER. THE BOARD DISCUSSES THE LOCKUP CONTRACT AND THE NEED FOR AN UPDATE TO THE VERBIAGE AND FEES. THERE IS A CLAUSE REFERRING TO THE MAX. LENGTH AND THIS HAS BEEN AN ISSUE FOR PAST BOARDS AS WELL WITH THE CURRENT. THIS MAY BE RE-WRITTEN FOR BETTER CLARIFICATION ,WITH MORE USE OF THE LOCKUP. BRIAN WILL BE WORKING ON "RE- EMITTANCE" INTO THE LOCKUP ,INCLUDING NEW KEYS. HE STATED THAT IT MAY INCLUDE THE LOCKUP USERS "TURNNG IN " THEIR CURRENT KEY/KEYS TO RECEIVE THE NEW KEY. HE IS ALL OVER THIS ISSUE AND WILL TAKE THE BULL BY THE HORNS TO BRING RESTITUTION AND CLARITY TO THE LOCKUP . THERE'S A NEW SHERIFF IN TOWN.

-NEXT ON THE SOAP BOX WAS JOE. HE TELLS THE BOARD THAT EVERYTHING IS HONKY-DOORY AND HE IS WEARING ROSE COLORED GLASSES, BUT..... HE RECENTLY ATTENDED A CRIME WATCH MEETING AND HE FEELS THAT OUR COMMUNITY HAS A LOW CRIME PROBLEM AT THE PRESENT TIME. HE GOES ON TO SAY THAT HE ENCOURAGES OUR MEMBERS KEEP THEIR GARAGE DOORS CLOSED TO CONTINUE OUR RUN OF LOW CRIME. HE WAS APPRISED AT THE CRIME WATCH MEETING OF A CERTAIN VEHICLE WITH APPOINTED MARKINGS. IT HAS BEEN SEEN TRAVELING IN MARTIN COUNTY . THIS VEHICLE HAS A M.O. OF DRIVING UP TO OPEN GARAGES AND TAKING ITEMS WITH NO PAYMENT. THE BOARD ACKNOWLEDGES THIS VEHICLE WILL BE MONITORED FOR ANY ACTIVITY IN THE FOX RUN COMMUNITY.

-IN THE BACK ROW , DENNIS STATES THAT HE WILL REPORT ON THE "ASPHALT " PROGRESS. HE CONTACTED THE PAVING COMPANY AGAIN TO SEE IF THEY WOULD QUOTE THE JOB USING A 1/2 " OF ASPHALT INSTEAD OF 1" . THIS WOULD HELP IN THE PRICE OF THE PROJECT. HE EXPLAINS THAT THE COMPANY DID NOT APPEAR TO ACCPET THIS REQUEST WITH MUCH ENTHUSIASM . HE WILL CONTINUE TO WORK ON THIS PROJECT. HE ALSO HAS BEEN WORKING ON THE SIGN ISSUE. ONCE AGAIN THE PRICE OF THE PROJECT HAS BEEN TOO HIGH FOR THE BOARD TO ACCPET. HE ASKED THE SIGN MANUFACTURE FOR HELP ON PRICING . THEY SAID IT MAY BE CHEAPER TO MANUFACTURE THE SIGNS WITH A DIFFERENT STYLE THAN THE COMMUNITIES CURRENT SIGNS ... MORE OF A "RELIEF" STYLE . NO ANSWER AS OF YET, BUT THIS MAY HELP ON THE COSTS AND HE WILL FOLLOW UP ON THIS MATTER .

-ONCE AGAIN MIKE HAD THE PODIUM AND HE ADDRESSED THE ISSUE OF THE COST OF THE ROAD REPAIRS. HE HAS CONCERNS OF THE METHOD OF PAYMENTS FOR THIS PROJECT. THE BOARD DISCUSSES POSSIBILITIES FOR SEVERAL MINUTES WITH EVERYTHING FROM SPECIAL ASSESSMENTS TO BANK LOANS. THE POSSIBILITY OF THE COUNTY TO "TAKEOVER" THE ROADS WAS SHOT DOWN WITH MUCH VIGOR. THE DISCUSSION CONTINUED WITH A IDEA STRAIGHT FROM THE HOA BY-LAWS. THE BY-LAWS ALLOW A 15% INCREASE OF THE HOA FEES, ANNUALLY. AFTER MUCH DISCUSSION AND CALCULATIONS THE IDEA BECAME CLEAR THAT IT WOULD HELP, BUT NOT SOLVE THE PROBLEM. MIKE ASKES EVERYONE IN THE COMMUNITY TO "BRIAN STORM" ON THIS MATTER FOR IDEAS AND PLEASE ATTEND THE FUTURE MEETINGS WITH THEIR IDEAS.

-TAMMY ASKED FOR A MOMENT TO SHOW INFORMATION OF A WEB PAGE. THE KULLMAN FAMILY HAS BEEN GOING THROUGH A HEALTH ISSUE WITH ONE OF THE FAMILY MEMBERS AND THE LOCAL CHURCH HAS BEEN HELPING WITH THE NIGHTLY DINNERS. THE WEB PAGE ALLOWS OUR COMMUNITY TO SIGN UP , PROVIDING A DINNER FOR THE FAMILY ON CERTAIN DAYS. DANIELLE ( THE WEB MISTRESS ) WILL ATTACH A LINK TO THE FOX RUN WEB PAGE TO HELP OUR MEMBERS NAVIGATE TO THIS SITE. TAMMY STATES THAT THE SITE IS EASY TO USE AND THE FAMILY COULD USE THE HELP . SHE STATES THAT THE COMMUNITY WAS INFORMED BY EMAILS AND THERE WAS A SMALL RESPONSE AND WOULD LIKE TO ENCOURAGE EVERYONE TO GET INVOLVED . SHE GOES ON TO SAY THAT , EVEN IF YOU DO NOT PERSONALLY KNOW THE FAMILY , THEY ARE PART OF THIS COMMUNITY AND WE SHOULD HELP ONE ANOTHER. THE BOARD ACKNOWLEDGES .

-MIKE BRINGS UP THE ARCHITECTURAL COMMITTEE AND THE CROWD GOES SILENT..... THE COMMITTEE HAS NOT HAD THE TIME TO MEET AND ADDRESS THE REVISION OF THE LETTER. SOME OF THE COMMITTEE MEMBERS STATE THEY WOULD TRY TO GET TOGETHER FOR THIS TASK AND WILL HAVE A LETTER BY THE NEXT HOA BOARD MEETING.

-NEW BUSINESS - NONE.

-MIKE RESTATES THAT HE ENCOURAGES THE HOA MEMBERS TO ATTEND THE MEETINGS AND WOULD LIKE TO SEE A LARGER TURN OUT .

-THE NEXT MEETING WILL BE AT 1360 SW 25 LANE, CHICKEE. AT 7 PM. ON APRIL 13 , 2011.

-THE MEETING WAS ADJORNED AT 20:35.