

FOX RUN HOMEOWNERS ASSOCIATION, INC.
REVISED - Board of Directors Meeting Minutes
February 13, 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 Joseph Hornberger, Vice President, at 7:07 p.m.

Attendees (quorum present):

Joseph Hornberger, Vice President
Scott Marcum, Treasurer
John Copeland, Secretary
Rhett Keene, Director
Dennis Dodge, Director
Members At Large:
Randy Spiegelhalter
Bonnie Spiegelhalter
Diane Marcum
John Adams
Danielle Copeland

Joseph Hornberger made a motion to approve the Minutes from the January 18, 2012 Meeting. That motion was seconded by John Copeland and passed unanimously.

Vice-President's Report:

Joseph Hornberger suggested that we table discussion on the traffic control agreement and made a motion which was seconded by John Copeland and passed unanimously.

Secretary's Report:

John Copeland stated that he had heard no response from the letter sent to GL Staffing concerning compliance with the ICE requirements. John Copeland made a motion to wait until the next meeting to send a follow-up letter, which was seconded by Joseph Hornberger and passed unanimously.

President's Report:

Mike Nielsen was not at the meeting, however, Joseph Hornberger brought up that he wanted to discuss the boat ramp issue, which will be discussed later in the meeting.

Architectural Review Committee:

Dennis Dodge, Chairperson of the Architectural Review Committee, will set up a walk-through and e-mail all members of the Committee. With regard to signage, Dennis Dodge stated that he would get quotes for wood and metal signs. Scott Marcum stated that the County can give a quote as well and Dennis Dodge will get a quote from the County for the signs.

Treasurer's Report:

Scott Marcum stated that presently the checking account had a balance of \$21,913.73 and the savings account had a balance of \$13,853.27. Scott Marcum stated that there were two checks outstanding that had not cleared. One to AAC in the amount of \$500.00, and a second to Sunshine Land Design for \$17,202.10.

Scott Marcum stated that he had received dues checks from Mike Renfro, Stephany Blue, and Joseph Hornberger. Those checks were in the amount of \$362.94. Scott Marcum also stated that he received a check from Kathy Convertini in the amount of \$350.00. The check was dated February 5, 2012 and postmarked February 6, 2012. John Copeland made a motion to send the Convertini check back to her since she did not pay the interest and it would be unfair to the residents who did pay the interest in accordance with the Late Notice. This motion was seconded by Scott Marcum and passed unanimously. John Copeland will draft the letter and give it to Scott Marcum for his signature and mailing.

Scott Marcum also stated that he received a phone call from Jack McLaughlin stating that he could make a partial payment of the dues in June.

Scott Marcum stated that he received no payments from Debra Setty; Mark Hall, Kevin Donohue; Jack McLaughlin; Regina Yeni (Yeni had sent a check for \$175.00 back in November which was returned). Scott Marcum distributed the New Account Form to properly track when homeowners have made their dues payments.

John Copeland made a motion that an appointment should be scheduled with the attorney to lien the five homes that have not paid their dues. This motion was seconded by Scott Marcum and passed unanimously.

Boat Ramp Issues:

There is a continuing problem with the tenant who lives next to the boat ramp (1220 S.W. 25th Lane, Lot 56). Mike Nielsen had stated to Joseph Hornberger that he has been approached because of the violations and Joseph Hornberger and Dennis Dodge have also been approached by residents because of the violations. The property is violating the Restrictions by having a truck that exceeds the weight restrictions; by having two boats parked in the driveway; boat repairs ongoing in the driveway; cars/trucks parked in the Common Areas of Fox Run; and cars/trucks blocking the access to the boat ramp. John Copeland made a motion that a Notice pursuant to the Restrictions be sent to both the resident and the owner of Lot 56. Joseph Hornberger seconded the motion and the motion passed unanimously. John Copeland will prepare the letter to be signed by Mike Nielsen, as President, and John Copeland, as Secretary.

Drainage:

Rhett Keene discussed the drainage and gave a thanks to all persons in Fox Run who assisted in the inspections. Rhett Keene suggested that we table which items to do next until the next meeting so the President could attend.

New Business:

Randy and Bonnie Spiegelhalter brought in a paint sample to have it approved by the Board to re-paint their house. John Copeland made a motion to approve the paint color, which was seconded by Joseph Hornberger and passed unanimously.

John Adams then stated that if the Board is considering raising the dues for Fox Run that ample notice be given to all homeowners.

Old Business:

N/A

Next Meeting:

It was determined that the March Meeting of the Board of Directors would be held on March 24, 2012 at 10:00 a.m. at the Copeland Tiki. All homeowners are encouraged to attend.

Adjournment:

At 8:16 p.m., Dennis Dodge made a motion to adjourn the Meeting, which was seconded by John Copeland and passed unanimously.