

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

SEPTEMBER 7, 2011
FOX RUN HOA BOARD MEETING

REF : GENERAL MEETING
LOCATION : COPELAND'S TIKI

ATTENDING : MIKE, CARL, JOE, JOHN, WALTER, BRIAN, SCOTT, & DYANNE.

- MIKE OPENS THE MEETING AT 19:20 AND ASKES THE BOARD TO ACCEPT THE MINUTES FROM THE LAST MEETING, IT IS ACCEPTED.
- WALTER REPORTS ON THE HOA ACCOUNT TOTALS :
 - SAVINGS- \$ 10,000
 - CHECKING- \$ 12,800 * A RECEIPT LATER IN THE MEETING LEAVES THE BALANCE AT APPROX. \$ 11,858.00
- WALTER ALSO REPORTS THAT ALL OF THE FOX RUN HOA DUES HAVE BEEN COLLECTED .
- V.P. JOE ACTING AS THE NOMINATING COMMITTEE CHAIRMAN STATES THAT THERE ARE 9 NOMINEES:

BRIAN, JOHN COPELAND, JOHN PLATT, SCOTT, JOE, DENNIS, RHETT, MIKE, AND KEVIN... WALTER AND CARL WANTED TO TAKE A HIATUS AND DID NOT SUBMIT THEIR NAMES. THE BOARD RATIFIES THE NOMINEE LIST.

- MIKE NOTES THAT ACCORDING TO THE FOX RUN HOA BY-LAWS, THE ANNUAL MEETING IS TO BE HELD ON THE SECOND SATURDAY OF OCTOBER. HE WANTS TO STICK TO THE BY-LAWS AND NOT ALLOW WHAT HAPPENED LAST YEAR, RESULTING IN A LATE VOTE. THE ANNUAL MEETING INCLUDES THE VOTING OF THE NEXT YEAR'S BOARD. HE ASKES JOE TO FINALIZE THE NOMINEE LIST AND HAVE THE VOTE SENT OUT NO LATER THAN THE COMING WEEK. JOE WILL HAVE CARL AND DANIELLE SIGN OFF ON THE LIST AND SEND IT OUT.

-- THE ANNUAL MEETING IS TO BE HELD AT THE BOAT RAMP AREA AT 10:00 AM., OCT. 8, 2011

-DENNIS WAS UNABLE TO ATTEND THIS MEETING, BUT MIKE STATES THAT THE SIGNAGE HAS BEEN MOUNTED FOR PUBLIC VIEWING THROUGHOUT THE FOX RUN NEIGHBORHOOD.

-BRIAN IS UP AND SPEAKS ABOUT THE LOCK UP AREA. HE STATES THAT THE NEW PLANTING AND MAINTENANCE HAS THE LOCKUP AREA LOOKING THE BEST IT HAS IN YEARS. HE IS CONTENT WITH HIS REIGN AS THE LOCK UP/ BOAT RAMP SHERIFF AND LOOKS FORWARD TO ACCOMPLISHING EVEN MORE IN THE COMING YEARS.

-MIKE, RHETT, AND JOHN HAD THE CHANCE TO WALK AROUND AND DISCUSS THE DRAINAGE ISSUES. RHETT COMPLETED THE BID PACKAGE AND HE SENT IT OUT TO 4 POTENTIAL DRAINAGE CONTRACTORS. THE PACKAGES WERE SENT OUT ON FRIDAY (08/2/11) AND WILL HAVE TO BE BACK BY 08/19/11 TO BE CONSIDERED FOR A WINNING BID BY THE BOARD.

-NEW BUSINESS - MIKE BRINGS UP A POINT THAT THERE MIGHT BE A POSSIBILITY OF A FINANCIAL BURDEN, IN THE NEAR FUTURE. THE FOX RUN DEVELOPMENT IS IN NEED OF DRAINAGE AND ROAD REPAIRS AND THIS IS GOING TO COST MORE THAN WHAT THE CURRENT HOA DUES BRING IN ANNUALLY. HE POINTS OUT THAT THE BOARD HAS BEEN ABLE TO "SAVE" \$10,000 FOR LAST COUPLE OF YEARS, BUT THERE STILL APPEARS TO BE A SHORTFALL. HE ASKED FOR SOME IDEAS FROM THE MEMBERS SEVERAL MEETINGS AGO, BUT HAD NO RESULTS. HE ASKES THE BOARD AGAIN, "WHAT CAN BE DONE?" THERE IS A DISCUSSION FOR SEVERAL MINUTES AND ONE POINT IS DISCUSSED IN LENGTH. IN THE FOX RUN HOA BY-LAWS, IN ART. 4, SEC. 3 & 4, THERE IS A SET AMOUNT ADDRESSING "SPECIAL ASSESSMENTS" AND INCREASING ANNUAL DUES. THE SPECIAL ASSESSMENT MAX. IS \$ 200 / YEAR AND CAN BE APPROVED BY THE BOARD WITH NO MEMBER VOTE. THE ANNUAL DUES CAN BE INCREASED BY A MAX. OF 15%.

THE TOTAL OF BOTH OF THESE MAX. LEVELS CAN MEAN A MEMBER WOULD BE LIABLE FOR TOTAL OF \$ 602.50 FOR THE FOX RUN HOA ANNUAL DUES. THE DISCUSSION CONTINUES ON THIS SUBJECT. IT IS AGREED UPON ,THAT THIS AMOUNT WOULD CREATE A “BURDEN” FOR THE MAJORITY OF THE FOX RUN MEMBERS AND SHOULD NOT BE PURSUED AT THIS TIME...ONLY BECAUSE THE BOARD HAS BEEN PROACTIVE IN ADDRESSING THE DRAINAGE AND ROAD REPAIRS . THEY ARE NOT CURRENTLY IN “CRITICAL” CONDITION, BUT SOME AREAS NEED TO BE ADDRESSED IMMEDIATELY . THE BOARD FEELS WE HAVE TIME , BUT NOT MUCH, BEFORE THESE ISSUES BECOME “ CRITICAL” . SOMETHING NEEDS TO BE DONE WITHOUT CAUSING IT’S MEMBERS A “BURDEN “. JOHN MAKES A MOTION THAT THE BOARD INVOKE A \$ 150 “SPECIAL ASSESSMENT” FOR THE DRAINAGE / ROAD REPAIR FOR THE NEXT YEAR, THIS WOULD GENERATE A TOTAL OF \$ 8400.00. MIKE SECONDS THE MOTION . THE BOARD DISCUSSES THE MOTION FOR SEVERAL MINUTES AND THEN VOTES. THE VOTE RESULTS IN A 3/3 TIE. THE OUTCOME OF THIS CAUCUS IS THAT THE BOARD NEEDS HELP FROM IT’S MEMBERS FOR IDEAS AND HOPES TO HEAR FROM EVERYONE . EITHER THROUGH EMAILS, LETTERS, OR PERSONAL ATTENDANCE AT THE NEXT HOA MEETING, TO HELP RECTIFY THIS ISSUE.

-JOHN DIRECTS MIKE THAT THE RENFRO’S “RELEASE OF LIEN “ HAS BEEN RECORDED AND IS A DONE DEAL.

-JOHN SUBMITS A BILL FOR \$942.50 * (NOTED EARLIER FROM THE TOTAL CHECKING AMOUNT) FROM EVERGREEN ENGINEERING. A TOTAL OF 7.25 HOURS CHARGED FOR THE DRAINAGE WORK.

-MIKE ADJOURNS THE MEETING AT 20: 25.

SINCERELY,
CARL RUBINO
SECRETARY
OUT