

Fox Trail POA, Board of Directors Meeting May 30, 2024

Meeting called to order at: 6:03 pm  
Board Members Present: Christopher LaRue, Lisa Oliver, Kim Maisenbacher, Bonnie Brooks, Lisa Lewis, Kim Preiser, Carla Connor, Jennifer Vurno  
Board Members Absent: Kathleen Williams, Chris DeSutter  
General Counsel Present: Laurie Manoff

Prior Month's Meeting Minutes:

Request for approval of the April 8' 2024, Board of Directors meeting minutes.

1. Motioned by Christopher LaRue
2. 1<sup>st</sup>: Kim Preiser
3. 2<sup>nd</sup>: Lisa Oliver

Introductions:

Association General Counsel, Laurie Manoff, was introduced.

Old business:

Bonnie Brooks Reported:

1. Palm Beach County Road Division came out, free of charge and repaired uneven ingress and egress onto Lion Country Safari Rd., with crusher run gravel dust.
2. AT&T repaired downed phone line on bridle path in the 1700 block of Arabian, parcels P-18 through P-21.
3. Xfinity to address the low hanging line on bridle path in the 1700 block of Shetland parcels D-9 through D-12.
  - a. Technician unable to repair and placed order for a bucket truck to complete the job. A bucket truck was told to Xfinity at time of request to repair.

Treasurers Report:

Kim Maisenbacher, Treasurer:

1. Report covers January 1, 2024, through May 30, 2024.
2. Report shows good financial health, staying within or under budget.
  - a. The Association is expected to spend less this year than in the fiscal year 2023.
3. Report will be posted on both the Fox Trail POA and Coastal Property Management website for property owners to review.

Committee Reports:

Lisa Lewis, Co-Chair for Communication, Social Events & Beautification Committee reported:

1. Newsletter, still need some additional information, submit to [info@foxtrailpoa.com](mailto:info@foxtrailpoa.com)
2. New website, go-live June 10th of June.
3. Services Sections: Special events, lawn services, tree cutting, power washing, etc.
4. Will be printed once; all future editions will be posted on the Fox Trail website.
5. Community Clean-Up Day, Saturday June 15th,
  - a. Notice will be emailed regarding the event and to inform people about small, motorized vehicles will be on bridle path picking up trash and/or non-organic materials.
6. Social activity meets and greet library, holiday, family picnic,

Architectural Review Committee:

Jennifer Vurno:

1. A completed application with all required elements for a shade structure/riding arena was received, reviewed, discussed, and approved by a 4-1 vote by the Architectural Review Committee.

Culverts Committee Report:

Kim Maisenbacher,

1. Support rocks needed for the culverts.
2. Rebar is showing, in some of the bridge area,
  - a. Pictures to be taken for review.
  - b. Onsite Structural Engineer to review for structural integrity.
    - i. Unable to locate any evidence of prior inspection in association records.
  - c. Organic material, trees, plants, etc. are growing into the bridges and concrete structures.
    - i. Tree roots will remain until inspected for structural integrity.
  - d. Culverts may need to be extended on both sides of the structure, and some maintenance.
3. Bonnie Brooks reported that we are looking at estimates for both repaving and or repair of the roads in the Fox Trail Community.
4. Lisa Oliver
  - a. Provide software called Company Cam to upload bridge pictures and generate a report.

Questions from property owners:

1. A property owner expressed concerns again about the speeding traffic.
  - a. Will add to next month's agenda for follow-up.
2. Members are concerned about Fireworks will the association continuing to prohibit Fireworks, from being set off on July 4, December 31, and January 1.
  - a. PBSO has patrolled in the past and members have requested reconsideration of that policy.
3. Question regarding Speeding Traffic and consideration of Flashing lights for LCS Rd.?
  - a. Association member to submit in writing to [info@foxtrailpoa.com](mailto:info@foxtrailpoa.com) or by submitting directly on the Fox Trail POA website under "Contact Us" section to submit concerns about speeding cars so we can turn all the complaints over to PBSO.
4. Questions and comments about texts messages being sent from property owners,
5. The approval of a covered arena
6. Other concerns/items/matters not on the agenda.
  - a. Items on the agenda will be discussed; however, if not on the agenda it will not be discussed.
  - b. All complaints must follow the association process. Form is available on the website under documents.
7. General Counsel, Laurie Manoff, discussed that property owners have the right to have things placed on the agenda after the board has discussed the issue at hand. There is a time and place for discussion but there is a difference between a board meeting and for the board to conduct their meetings and for everyone to hear what is going on.
  - a. Board of Director meetings with open discussion will be denoted on the meeting agenda. If not on the agenda, open discussion can occur after the meeting has ended. Board meetings are not the time to just start bringing up things that are bothering people and are not clearly stated on the agenda.
  - b. Additional information was provided regarding the board meeting process vs owners meeting process.
8. Lee Jones expressed his disagreement about closing entrance to the ARC meeting at the onset of the meeting. The meeting started at 8:00am and association members arrived once the meeting was in session.
9. Ms. Judy Jones kindly brought a poster with pictures from previous hurricane destruction. The board thanked the property owner, the poster with the culvert pictures may be used in the future for hurricane preparedness.



10. A few association members asked to get something on the agenda for future board meetings.

- a. Please submit your request in writing or on the Contact Us section on website, to [info@foxtrailpoa.com](mailto:info@foxtrailpoa.com). The board will discuss and will place on the following agenda.

11. Property owners are concerned that approval of outbuildings is an endorsement of the business.

- a. Ms. Manoff replied that "what is done with said structure "is not on the agenda this evening and remember it may not be grounds to deny the structure just because of what "may" be done.

12. Mr. Preiser, commends the boards efforts and for doing such an amazing job.

Adjourn Meeting:

1. Motioned by Christopher LaRue
2. 1<sup>st</sup>: Kim Preiser
3. 2<sup>nd</sup>: Lisa Oliver

The Fox Trail POA, Board of Directors May 30, 2024, meeting was adjourned at 6:49pm.