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## BOARD OF DIRECTORS MEETING MINUTES

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Thursday, September 26, 2024, at 6:00 pm

*Meeting via Zoom, Cloud-Based Meeting Platform*

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1. Call to Order:
  - a. Meeting called to order by
    - i. Christopher LaRue, President at 6:02pm
  
2. Board Member Attendance
  - a. Present
    - i. Christopher LaRue
    - ii. Carla Connor
    - iii. Chris DeSutter
    - iv. Kim Maisenbacher
    - v. Bonnie Brooks
    - vi. Mario Facella
    - vii. Lisa Lewis
  
  - b. Absent
    - i. Lisa Oliver
    - ii. Jennifer Vurno
    - iii. Kathy Williams
  
3. Approval of September 26, 2024, Board Meeting Minutes
  - a. Motion by Lisa Lewis
  - b. 2<sup>nd</sup> by Bonnie Brooks
  
4. Agenda Item(s)
  - a. Old Business
  - b. Treasurers Report
  - c. New Business
  - d. Committee Reports



### **Meeting Abstract:**

The meeting focused on old business, treasurer's report, new business, and committee report outs. Approval of Ms. Brooks as the new association secretary and Mr. Facella as a new board member at large. The board also discussed concerns around the status of the association's canals and culverts as they have not been maintained appropriately. Additional discussions regarding the road improvement project, bridge repairs, new fencing, and the hiring of an engineer to oversee the road work. Additionally, the board discussed the Marine Aquatics project, the progress of the beautification and communication committee, and the resignation of Ms. Oliver from the board, with Dawn Griffin being elected to serve the unexpired portion of her term. Lastly, the Board reviewed and discussed various concerns from the association members that were in attendance.

### **Old Business**

The Board discussed the ongoing projects, including road repair, canal assessment, and the Lion Country Safari Road speed limit. Kathy Williams will provide follow-up once she is able to secure a meeting with county officials. Christopher discussed the project planning for the bridge rails and wood fences underway with the beautification and communication committee. Bonnie discussed that Kevin was trying to connect with Big D paving and he is still waiting for information. Kim reported on the financial status past and current will be discussed during the treasurer's report, stating that they were still pending road and fencing estimates and were exploring different approaches to address the financial challenges. She also started the process for budget preparation for 2025 and suggested that the other directors research reserve studies for long-term budgetary planning.

### **Treasurers Report:**

Kim provided a financial update, stating that revenues collected were \$211,000 and accounts receivable were down to \$5,800. She also mentioned that they were still within budget and had additional reserves. Kim further discussed the cash on hand, which was \$1,078,193, and the need to determine how much of this should be allocated for road expenses. Chris DeSutter asked about the current financial audit, which Kim confirmed was still pending but expected to be completed by December 31. Mario inquired about the interest-bearing status of their accounts, to which Kim explained that they had five separate accounts, each with varying interest rates. Mario offered to provide information on a product that could potentially consolidate their accounts and provide insurance.

1. The Treasurer's Report is posted on the Coast Property Management portal along with all the banking statements under the documents tab.
2. Review proposed 2025 Operating Budget



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**New Business:**

1. Motion from the Board to appoint a replacement Board Member to serve as a member of the Board of Directors and appoint a replacement Architectural Review Committee Vice Chair.
2. Motion from the Board to elect Ms. Dawn Griffin to serve as a director for the unexpired portion of Ms. Lisa Oliver's term. (Bylaws; Article VI. Section 3)
3. Motion from the Board to elect Mr. Mario Facella to serve as Vice Chair of the Architectural Review Committee for the unexpired portion of Ms. Lisa Oliver's term. (Bylaws; Article VI. Section 3)

**Committee Reports:****Canals and Colvert Committee:**

Kim provided an update on the Marine Aquatics project, which is set to start at the control structure and then move into the main canals, laterals, and sides. She emphasized that if there are specific issues that need attention, they should be emailed to ensure they don't get overlooked. Kim also mentioned that they are trying to use more mechanical removal methods for carp, with the reintroduction of carp into the water when the weather cools down. Bonnie added that the team is experienced and will only remove invasive species, ensuring native plants are not damaged. Kim also mentioned that if any irrigation structures are damaged, the team will repair or replace them as part of their contract.

**Beautification and Communication Committee:**

Christopher and Lisa discussed the progress of the beautification and communication committee. Lisa mentioned the second newsletter and the ongoing efforts to introduce a Fox Trail POA, license plate. She also highlighted the need for more community involvement in the newsletter and the upcoming holiday decoration contests. Kim suggested decorating the entrance for Thanksgiving, which Christopher confirmed was already in progress. Christopher also mentioned the mailbox decorating for fall, encouraging everyone to participate.

**Next Steps:**

1. Kim to prepare a draft budget for 2025 for discussion at the next meeting.
2. Board members to research and familiarize themselves with reserve studies.
3. Mario to send Kim information about a single account product with higher FDIC insurance coverage.
4. Beautification and Communication Committee to organize fall decorations for the front sign and promote mailbox decorating contest.

**Adjourned Meeting:**

1. Motion to adjourn by Bonnie Brooks
2. 2<sup>nd</sup> – Kim Maisenbacher

The meeting adjourned at 6:56 pm.

**Association Members in Attendance:**

Christopher LaRue
Carla Connor
Bonnie Brooks
Kim Maisenbacher
Lisa Lewis
Dawn Griffin
Chris DeSutter
Shelly Thompson

Jeriamie Kensinger
Lee Jones
Judy Jones
Nicola Anderson
Robert Anderson
Denise Burk
Joe D'Amico
Laurene Capone

Nancy Gribble
Manny Garcia
Mario Facella
Edward Saltzman
Will Williams
Taylor Cowles

- Minutes approved at the October 31, 2024, Board Meeting.



- Christopher L. LaRue, President, Fox Trail POA