

BOARD OF DIRECTORS

MEETING MINUTES

Thursday, October 31, 2024, at 6:00 pm

Meeting via Microsoft Teams

1. Call to Order:
 - a. Meeting called to order by
 - i. Christopher LaRue, President at 6:08pm

2. Board Member Attendance
 - a. Present
 - i. Christopher LaRue
 - ii. Jennifer Vurno
 - iii. Chris DeSutter
 - iv. Kim Maisenbacher
 - v. Bonnie Brooks
 - vi. Carla Connor
 - vii. Dawn Griffin

 - b. Absent
 - i. Kathleen Williams
 - ii. Lisa Lewis
 - iii. Mario Facella

3. Approval of September 26, 2024, Board Meeting Minutes
 - a. Motion to approve by Dawn Griffin
 - b. 2nd by Kim Maisenbacher

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 reports. The board discussed the road improvement project and bridge repairs, and canal clean up. Lastly, the Board reviewed and discussed various concerns from the association members that were in attendance.

Old Business

1. Discussion continues regarding road repair/repaving and bridge concerns.

Treasurers Report:

1. The Treasurer's Report is posted on the Coast Property Management portal and our website.

New Business:

1. Proposed to increase property transfer fee from \$250 to \$2500.
 - a. Motion to approve by Christopher LaRue
 - b. 2nd by Dawn Griffin
 - c. All board members present were in favor.
2. Unified Land Development Codes of Palm Beach County (ULDC)
 - a. Agricultural / Residential land use questions/answers
 - b. <https://www.pbcgov.com/uldc/pdf/Article4.pdf>
 - i. 19. Stable, Private
 - ii. (a.) Definition The breeding, boarding, training, or raising care of horses owned by the occupants or owners of the premises. A Private Stable shall comply with the PBCACC.
 - iii. (b.) Setbacks
 1. Accessory Structure
 - a. A Private Stable with 12 stalls or fewer located on a parcel with a Single-Family residence shall be considered an accessory structure and shall meet the setback requirements for an accessory structure, or 25 feet, whichever is greater.
 2. Boarding
 - a. On sites of at least two acres, boarding for up to four horses not owned by the owner or occupant of the premises shall be permitted.



Committee Reports:

1. The Canal Committee reported new Weir Gate has been installed, and the continuation of canal cleanup.
2. Beautification Committee reported that it is looking into replacing fencing, having another community clean up, and possibly selling Fox Trail License plates to earn money for projects and requesting items for the next association newsletter.
3. Requesting the involvement of the community for a hurricane response team, The Griffin family volunteered to participate and take lead.
4. The Architectural Review Committee is not currently reviewing any applications.

Adjourned Meeting:

1. Motioned to adjourn by Christopher LaRue
2. 2nd by Kim Maisenbacher

The meeting adjourned at 7:17pm.

Association Members in Attendance:

Christopher LaRue
Kathy Williams
Kim Maisenbacher
Bonnie Brooks
Carla Connor
Chris DeSutter
Dawn Griffin
Ken Magaro

Judy Jones
Lee Jones
Sandy Crete
Denise Burke
Nikola Anderson
Tom Ferguson
Deborah Ferguson

Kevin Leahy
Jeriamie Kensinger
Suzanne Mogerman
Koreen Johnson
Marlon Johnson
Carly Morand
Eileen Gesoff

- Minutes approved at the December 5, 2024, Board Meeting.

Christopher LaRue
President, Fox Trail POA

