

BOARD OF DIRECTORS

MEETING MINUTES

Thursday, February 20, 2025, at 6:00 pm

Acreage Branch Library, 15801 Orange Blvd. Loxahatchee, FL 33470

1. Call to Order:
 - a. Meeting called to order by
 - i. Christopher LaRue, President at 6:04pm

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. Mario Facella
 - viii. Lisa Lewis

 - b. Absent
 - i. Kathleen Williams
 - ii. Lisa Lewis

3. Approval of December 5, 2024, Board Meeting Minutes
 - a. Motion by Mario Facella
 - b. 2nd by Lisa Lewis

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. The board also discussed concerns around the status of the association's canals and culverts, road repaving/repair project, and license plates with association logo for sale. Additional discussions regarding the road improvement project, bridge repairs, new fencing, and discussions with Mr. Rick Volpe, with Wynn and Sons paving regarding the upcoming road work. Lastly, the Board reviewed and discussed various concerns from the association members who were in attendance.

Old Business

A. Approval of Funds for the following:

1. Discussed the effectiveness of our current management company, Coastal Property Management Florida, LLC, which has consistently fallen short in providing adequate support and management services. We strongly advocate for a transition to Vesta Property Services, a company known for its exceptional service and commitment to enhancing community support.

This move will significantly benefit our association by ensuring we receive the comprehensive management services we deserve. Regarding the current management company, Coastal Property Management Florida, LLC, the lack of support and management services has not been staller, and the cost continues to go up for just accounting services. Approval of the move to Vesta Property Services who will provide more services and better support for the association.

- a. Motion to approve by Mario Facella
- b. 2nd by Lisa Lewis
 - i. All board members present were in favor

Treasurers Report:

1. The Treasurer's Report is posted on the Coast Property Management portal along with all the banking statements under the documents tab.



New Business:

1. It is crucial to thoroughly evaluate the existing governing documents of the Fox Trail Property Owners' Association, Inc. Updating these documents to reflect current standards and complying with local and state regulations is not just important; it is essential for the effective management and governance of our community.

Note: We will be addressing the above New Business at our upcoming meeting. The association attorney was originally scheduled to explain the importance of updating our governing documents. Unfortunately, she could not attend due to unforeseen circumstances. I will ensure this item is on the agenda for the March meeting, where we will discuss it further.

Committee Updates:

1. The 1st quarter Fox Trail POA Newsletter will be published on the Fox Trail website by March 20.
2. The Architectural Review Committee will hold a meeting in March if any applications come forth.

Special Note: Please ensure that when walking your dog, and/or riding your horse if a bowel movement occurs, please be respectful and remove it so it is not spread over the tires and underside of property owners' vehicles!

Adjourned Meeting:

1. Motioned by Christopher LaRue
2. 1st – Kim Maisenbacher
3. 2nd – Dawn Griffin

The meeting adjourned at 7:53pm.



Association Members in Attendance:

Christopher LaRue
Carla Connor
Kim Maisenbacher
Mario Facella
Bonnie Brooks
Chris DeSutter
Jennifer Vurno

Eileen Gesoff
Jonathan Preiser
Kim Preiser
Deborah Neff
Kevin Leahy
Tom Ferguson
Pat Potter

Lee Jones
Judy Jones
Nancy Gribble
Jamie Yecker

DRAFT