



FOX TRAIL PROPERTY OWNERS' ASSOCIATION
BOARD MEETING MINUTES

Thursday, May 8th, 2025, at 6:00 PM

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

1. Call to Order:

Meeting called to order by Christopher LaRue, President at 6:05 pm

2. Board Member Attendance - Christopher LaRue, Mario Facella, Kim Maisenbacher, Jennifer Vurno, Chistine DeSutter, Carla Connor, Kathy Williams, Lisa Lewis and Dawn Griffin, Bonnie Brooks was absent – Quorum was met.

3. Approval of Minutes - **Christopher LaRue made a Motion to Approve February 20th, 2025, minutes; second by Mario Facella. All in favor, motion passed unanimously.**

Old Business: road and bridge repairs as well as canal improvements, Kim reported on the old business as of the Treasurer's report.

Treasurer's Report – Effective April 30

Kim Maisenbacher presented a detailed financial and project update as of April 30th. The following points were discussed:

Project Updates

- A revised list of outstanding work from the previous Treasurer's Report was reviewed.
- The list now includes cost estimates for Phase Two and Phase Three of the road project.
- No questions were raised by the board or residents regarding the list of projects.

Accounts Receivable

Outstanding maintenance fees total \$16,265.

- There is concern that some residents are still not paying their dues.
- The board discussed the possibility of including a reminder in the community newsletter that residents have the option to pay their dues monthly, which may help reduce delinquencies.

Financial Summary

- Operating Accounts Total: \$171,026 across four accounts.
- Reserve Accounts Total: \$521,630.
- Despite not having fully paid for the Phase One roadwork, the reserve account remains strong.

- The operating account remains well-funded and is expected to sufficiently support the current year's budget without issue.

Reserve Allocation & Future Planning

Half of the \$521,630 reserve was originally earmarked for future phases of the road project.

- Most communities of similar size maintain a reserve between 20% and 40% of their budget. The HOA's current reserve puts it in a favorable financial position.

Upcoming Road Projects

- Referring to Item 67 on the project list, the estimated costs for the upcoming road phases are as follows:

Phase Two: \$692,000

Phase Three: \$453,000

- Combined, these figures exceed the current reserve, indicating that an assessment may be required in the future to fund the remaining work.

Strategy & Recommendations

- The board recommends waiting 90 to 120 days to observe the performance and durability of the recently completed Phase One roadwork.
- This evaluation period will allow the board to assess quality and resident satisfaction before initiating community discussions about funding options for future phases.
- It was emphasized that community input will be essential in determining the best path forward.

Roads and Canals

- In addition to roads, canal maintenance will represent a significant investment in the coming years.
- Both areas will require careful planning and budgeting.

Engineering & Structural Challenges

A spreadsheet outlining details of Phase One and Phase Two was reviewed.

- Phase Two primarily includes intersecting streets, while Phase Three focuses on Fox Trail Road, which presents engineering challenges.
- Fox Trail has been patched extensively to extend its usability, with the understanding that it may be the final section addressed.
- Engineering assessments will be necessary before proceeding with major repairs or reconstruction.

Bridge repairs

First estimate: Paver's concrete \$13,500 per bridge. - not any power washing-

Second estimate: \$65 per hour. They said they will send three people at \$65 per hour. \$8,500 per bridge

Six bridges in total.

New Business – Fencing Discussion

The Board discussed the condition of the community fencing and reviewed options for repair and replacement.

Fencing Condition Overview

- The fencing throughout the community is in poor condition and in need of attention.
- There are two main categories of fencing in the neighborhood:

Bridge Fencing: Located at or near the community bridges.

Roadside Fencing: Located along Lion Country Safari Road and within Fox Trail, specifically along the culvert and the primary canal near the curve. These areas are visible from the roadway and have become an aesthetic and maintenance concern.

Wood Fence Replacement Estimates

The Board reviewed estimates for removing existing wood fencing and replacing it with new wood:

- General Estimate for Removal & Replacement: \$23,330
- Company-Specific Estimates for Wood Replacement Only:
South Florida Fence: \$39,573

Wenson: \$75,363

Note: Wood fencing was acknowledged to have a shorter lifespan, requiring frequent maintenance and replacement.

Alternative Materials Considered

The Board discussed modern alternatives to wood, which offer longer lifespans and reduced maintenance:

- Vinyl Fencing Options (For roadside fencing only; not recommended for bridges):
 - Standard white vinyl: \$17,700, This color was considered less desirable due to staining and appearance over time.

- Upgraded vinyl (alternative color): \$28,133, considered more attractive and durable.
- New generation vinyl was highlighted for its 20–30-year lifespan and minimal maintenance needs.
- Aluminum Fencing for Bridge Areas (without existing concrete bases) Estimated cost: \$75,000.
- Concrete Base Installation at Bridges (to match existing concrete-based fences): Estimated cost: \$114,000 total, based on \$20,500 per bridge.

Summary & Next Steps

- The fencing alternatives and associated costs were presented for consideration.
- The Board will continue evaluating material options and budget requirements.
- Further discussion and possible resident input may be sought before moving forward with a specific solution.
- The board discussed safety concerns about the aging bridge fencing, with a preference for concrete options for bridges due to durability and the ability to include both sides and necessary pedestrian access.
- Vinyl or wood fencing may be used for the short canals along Lion Country Safari, but not on bridges, as vinyl is not suitable for impact safety.
- The board is awaiting more direction before finalizing estimates, but there is general agreement that concrete is the preferred material for bridges, and color vinyl may be considered for other fencing areas.
- The vendor who provided the \$114,000 estimate for concrete bridge work also offered repairs at \$65/hour per employee and proposed doing one bridge at a time—completing repairs, fencing before billing, and moving to the next.
- Concrete work per bridge was estimated at approximately \$2,500, but finding contractors willing to work on bridges has been difficult; some require original engineering documents or x-rays to proceed.
- Efforts are ongoing to consult a structural engineer regarding the weight of concrete on the bridges and to locate the original engineering plans.

Mario made a Motion to Approve the Colored Vinyl Fencing for Non-Bridge Areas at \$28,113, plus a 10 – 15% Allowance for Potential Tariff-Related Price Increases: Seconded by Lisa Lewis. Motion passed unanimously.

- A resident asked about the structure of the board meeting and was informed that the board discusses and votes on agenda items first, followed by community comments.
- The board is considering gathering community input on fence color preferences through a survey, which would be posted online with visible results.

- A resident inquired about the purpose of fencing along canals—whether for aesthetics or safety—and it was clarified that fencing is to prevent unauthorized access, particularly from Southern Blvd.
- The board discussed the need to leave access for horses, utilities, and farm maintenance when planning fencing locations.
- An incident was reported where individuals repeatedly pushed over fencing to drive onto the canal area, highlighting the importance of fencing and signage to deter trespassing and protect the private property.
- Several incidents have occurred where children from neighboring communities were found driving golf carts and ATVs along our private canals, prompting reminders that these areas are restricted for safety and liability reasons. Additionally, utility providers such as FPL and AT&T have been coordinating with residents on transitioning overhead lines to underground, offering materials but requiring residents to provide labor and conduit installation.
- The new vinyl fencing option (which lasts from 20-30 years) was selected over wood due to its durability, low maintenance, and pest resistance, ensuring long-term cost savings and improved safety for both residents and service access.

Committee reports on Beautification and social activities communications:

Newsletter:

- The June Newsletter is in preparation.
- Community members are encouraged to submit contributions or suggestions via email to info@foxtrail.com.
- **50th Anniversary Celebration:**
 - Fox Trail's 50th anniversary will be celebrated in December.
 - A social event is being planned; community input and ideas are welcome.
 - Suggestions include hosting the event within the community, potentially on an empty lot with a tent instead of at a public park.
 - Planning will begin more actively in the fall.
- **Social Activities Committee:**
 - Actively looking for ideas and volunteers to help with upcoming events, including the anniversary celebration.
- **Custom License Plates:**
 - Front decorative Fox Trail license plates are available for purchase.
 - No current orders: community members encouraged to place orders if interested.

- These plates are particularly suitable for golf carts or vehicles without front plates in Florida.

- **Street and Stop Signs**

- Existing Signs: Current street signs have been in place for 20+ years and are outdated in terms of visibility and aesthetics.
- Stop Signs: Not up to current code — too low and technically non-compliant.

Action Items:

- Get Estimates: No current estimates for replacing stop signs. Need to obtain quotes for all signage, including “No Trespassing” and hazard signs.
- County Involvement: County does not maintain signage in your area (specifically Line Country Safari).
- Timing Evaluation: County is evaluating traffic and timing at the stoplight at the end of Line Country Safari, including seasonal visitor data from the safari.

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Canal Maintenance

- General Plan: Maintenance plan for June is being followed. Primary concerns are overgrowth, obstructive debris, and water flow.
- Cost Breakdown (from Aquatic Resource Technology):
 - West Canal (longer) \$28,500
 - Woody material to be chipped and placed on bridle paths.
 - Work involves an aerial lift, chainsaws, chipper, excavator, and boats.
 - East Canal (shorter): \$16,000
 - More accessible, fewer overhangs.
 - Culverts (3 locations, including main one): \$8,500.
- Budget: \$30,000 allocated; only \$3,000 used so far. The remaining funds can come from the reserves to cover much of the proposed work.
- Execution Concerns:
 - Work must begin before the rainy season to avoid complications.
 - Preference to execute all steps at once (East and West) to reduce equipment mobilization costs.
 - Debris will not be dumped on private/agricultural land — only on accessible, designated areas.
- Environmental & Flood Concerns:
 - Canals need proper flow to handle stormwater and prevent flooding.
 - Vegetation and floating debris are impeding herbicide effectiveness.
- Permitting:
 - Full dredging would be required.
 - Current plan avoids that by focusing on surface-level debris removal.
- Vendor: A representative from Aquatic Resource Technology attended the meeting and confirmed their company will perform the upcoming canal clearing and vegetation control.
- Scope: The work will focus on clearing clogged and overgrown culverts to improve water flow. No new culverts will be installed due to cost.
- Estimates: Three bids were collected, and the lowest qualified bid was accepted. Specific cost estimates will be communicated once the committee reviews final submissions.
- Start Date: Work is scheduled to begin immediately, while ground conditions are still dry to minimize equipment damage.
- Funding: The project will be funded through Deferred Maintenance – Reserve Funds.
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Motion to Approve the Canal and Bridle Path Maintenance using Aquatic Resource Technology. The East Canal and the Three Culverts will be paid out of the Existing Operating Budget. \$16k for the canal and \$8,500 for the culverts. The West Canal at \$28k will be paid using the Canal Reserve made by Kim; seconded by Mario. All in favor, motion passed unanimously.

Next Steps & Questions Raised

- Evaluate Work: Can project be split into phases? What if East Canal work is unsatisfactory?
- Timeline: Ideally start ASAP — before hurricane season intensifies.
- Ongoing Maintenance: Ditch bank mowing will follow once heavy cleanup is complete.
- Future Considerations:
 - True dredging may be needed eventually.
 - Permitting process is lengthy and complex.

Canal and Bridle Path Maintenance Update

Additional Notes

- The board is still exploring options for bridge repairs and replacement contractors. Contact has been made with several HOAs for recommendations.
- Mowing of the bridle paths will commence Monday. Equipment issues with the current vendor (East Coast Land Clearing) are being monitored, with possible renegotiation closer to contract renewal.

Adjournment

There being no further business, a motion to adjourn was made by Christopher LaRue, seconded by Christine DeSutter, and the meeting adjourned at 7:11 pm.

Respectfully submitted by:
Diana Decker, LCAM
Vesta Property Services

Christopher LaRue
President, Fox Trail POA