

**FOXMOOR LAKES MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**Wednesday, January 17, 2023  
Clubhouse with Virtual/Telephonic Access**

- 1) **Call Meeting to Order:** The meeting was called to order by President Maria Paige at 6:00 p.m. **Establish a quorum:** Board Members Present - President Maria Paige (Arbor III), Vice President Jerry Allen (HOA-Quads), Secretary Lynn Karin Ward (HOA-Quads), Treasurer Barbara Gastauer (HOA-Quads), JoAnn Van Dyke (HOA-Quads), Charlie Galvin (HOA-SFH), Chuck Weliever (Arbor II), Carol Copeland (Arbor IV), Elaine Zimmerman (Arbor V), Monica Pickett (Palm Lakes), Steve Gris (Village), Kathy Greenwald (Sawmill). Board Members Absent – Lauren Bettencourt (HOA-Quads), Dori Sosensky (Arbor I), Ray Brown (Village). Also present – Jennifer Gonzales (CAM)  
**Proof of Notice:** Notice was posted in accordance with Florida Statute

**2) Approval of Previous Meeting Minutes**

A motion was made by Barbara Gastauer, seconded by Jerry Allen, to approve the April 19, 2023 meeting minutes. The motion passed.

A motion was made by Jerry Allen, seconded by Elaine Zimmerman, to approve the November 16, 2023 meeting minutes. The motion passed.

**3) Financial Report – presented by Barbara Gastauer**

Master financial statement as of November 30, 2023:

Assets:	\$ 617,409.47
Reserves:	\$ 539,770.88
Retained Earnings:	\$ 35,810.19
Net Income:	\$ 4,540.36

A motion was made by Jerry Allen, seconded by Lynn Karin Ward, to approve the Financial Report as presented. The motion passed.

**4) Committee Reports**

- A. Compliance/Parking – copies of Compliance Officer Rod Theriot’s Report for 12/17/23-12/31/23 were provided. Rod reported that generally all is going well and confirmed that he is checking all areas of the community required, including the boardwalk/pier/dock. President Maria Paige issued a reminder regarding overnight guest passes. CAM was asked to provide Rod with the names of the Association Presidents, as they will be providing the guest parking passes (with the exception of

- HOA-Quads. HOA President Jerry Allen advised that quad guest parking passes will be supplied by CRM).
- B. Pools – Monica Pickett reported on her investigation of the pool furniture and provided the following report:  
All pool furniture has been distributed and there is no additional furniture stored anywhere. Two tables and 2 umbrellas were purchased for each pool. The tables and chairs misdelivered to Foxmoor Village pool were moved to the Phase I pool.  
Clubhouse pool – status: umbrellas were not put in the stands because the old umbrellas had broken off and the old poles are still in the stands. Fix: loosen bolts, remove old umbrella poles and reset new umbrellas.  
Phase 1 Pool – status: Missing umbrella stand bolt on one. Other one needs old umbrella pole removed. Fix: remove old pole and reset new umbrella.  
Palm Lakes Pool – status: old metal umbrella stand broke. Plastic stands are missing bolts. Fix: replace bolts. Investigate sturdier metal stands that can be bolted to the pavers or under pavers.  
Monica and her husband have volunteered to address repairs if possible and if not, a maintenance request will be submitted.
- C. Bocce – Jim Anderson has organized 14 teams. The season will run from February 1, 2024 until March 23, 2024. Jim Anderson or Darryl will report to CRM any repairs to the court that still are needed to be addressed.
- D. Tennis/Pickleball – See manager’s report for downed light pole update.
- E. Social – Chairperson Camille Foote reported that a very successful first meet and greet was held on January 6. Donuts and pastries were enjoyed. The committee also held a holiday caroling event. Monthly meetings will be scheduled. A Hurricane Ian goodbye party will be held on the 2<sup>nd</sup> Sunday in March from 4pm until whenever at the clubhouse. BYOB. Soft drinks, water and ice will be supplied. A signup sheet for appetizers and desserts will be posted outside of the clubhouse. Many thanks to Camille and Margaret for cleaning and organizing the clubhouse.
- F. Landscape – Carol Copeland has resigned as Landscape Committee Chairperson. Volunteers are needed.
- G. Dock – Sue Wisney reported that 7 of the 9 boat slips are rented. Any unit owner interested in leasing a slip should contact Renee at CRM. Several incidents of vandalism have occurred which were reported to the Sheriff’s Office. The Sherriff’s Officer had difficulty locating the Clubhouse and recommended placing additional signage. The committee is investigating the installation of a camera to address the issue.

Joe Moran addressed the immediate need to replace deteriorating boards on the boardwalk.

A motion was made by JoAnn Van Dyke, seconded by Barbara Gastauer, to move forward with replacing deteriorating boards, for a cost not to exceed \$2500. The motion passed.

## 5) Manager's Report

- Hallet Electric Service has advised that the square light pole is not hurricane rated. A round pole is needed. CAM is following up for estimate.
- The Annual meeting is scheduled for February 15, 2024 at 6:00PM at the North Fort Myers Church of the Nazarene.
- MooreCorp Roofing sealed the roof leak at the Clubhouse.
- Foxmoor I and Foxmoor II were contacted regarding the potholes at the 2<sup>nd</sup> entrance off New Post Road (after Foxmoor II) to inquire as to whether they will share in the cost of cold patch. A cost proposal was requested. CRM Maintenance provided an estimate.

## 6) Unit Owner Comments

- Dan Greenwald raised the issue of placing additional signage for the Clubhouse.  
  
CAM was tasked with obtaining additional signage.

## 7) Old Business

### Clubhouse Roof Proposals – (MooreCorp Roofing and Crown Roofing)

- A Motion was made by Jerry Allen, seconded by Chuck Weliever, to accept the MooreCorp Roofing bid to replace the Clubhouse Roof. The Motion passed.

## 8) New Business

- Bocce & Tennis Court Repair/Refresh – determined has been completed.
- Golf carts, E-bikes, electric scooters and cars on our roadway  
A Motion was made by Barbara Gastauer, seconded by Kathy Greenwald, to have CRM, on behalf of the Board, issue letters to several unit owners, reporting concerns regarding children playing in the roadways/paths and to advise them to have the children operate their motorized toys in their respective parking lots, only. The Motion passed.
- President Maria Paige issued a reminder that all dogs should be on a leash.
- Pothole repairs (see Manager's Report)
- Maintenance
  1. Replace Pump Housing Cover – item was tabled.
  2. Libby's Lake Parking Area Exit Drainpipe & Ditch  
A Motion was made by JoAnn Van Dyke, seconded by Lynn Karin Ward, to accept the JBettencourt Repairs and Maintenance, LLC proposal to further expose the drainpipe and perform related necessary tasks to prevent future drainage issues. The Motion passed.
  3. Tennis Court area benches  
A Motion was made by JoAnn Van Dyke, seconded by Kathy Greenwald, to accept the CRM Maintenance proposal to wire brush, clean and paint white the 4 benches. The Motion passed.

4. Sod Replacement Estimate from Arroyo – item was tabled.
5. Clubhouse Repairs – item was tabled.

#### **9) Board Member Comments**

- Jerry Allen issued a reminder to return Proxies for Annual Meeting.

#### **10) Adjournment**

A motion was made by Barbara Gastauer, seconded by Jerry Allen, to adjourn at 8:21 p.m. The motion passed.

Respectfully submitted,

*Lynn Karin Ward*  
Secretary