

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

**Wednesday, March 20, 2024  
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 3), Vice President Jerry Allen (HOA-Quads), Secretary Lynn Karin Ward (HOA-Quads), Treasurer Elaine Zimmerman (Arbor 5), Barbara Gastauer (HOA-Quads), JoAnn Van Dyke (HOA-Quads), Lauren Bettencourt (HOA-Quads), Charlie Galvin (HOA-SFH), Dori Sosensky (Arbor 1), Sue Wisney (Rep for Arbor Lakes II) (Arbor 2), Doug Turpin (for Carol Copeland) (Arbor IV), Steve Gris (Village), Ray Brown (Village), Kathy Greenwald (Sawmill). Board Members Absent – Monica Pickett (Palm Lakes)  
Also present – Nyree Ryan (CAM)  
**Proof of Notice:** Notice was posted in accordance with Florida Statute

**2) Approval of Previous Meeting Minutes**

A Motion was made by Lauren Bettencourt, seconded by JoAnn Van Dyke, to approve the January 17, 2024, meeting minutes, as corrected to change the date on the minutes to read January 17, 2024 instead of January 17, 2023. The motion passed.

A request was made for the CAM include the minutes in the meeting packet distributed prior to the meeting.

**3) Financial Report – presented by Elaine Zimmerman**

Master financial statement as of February 29, 2024:

Assets:	\$ 615,893.57
Reserves:	\$ 555,575.66
Retained Earnings:	\$ 31,111.62
Net Income: (loss)	\$ (2,874.21)

A Motion was made by Barbara Gastauer, seconded by Ray Brown, to approve the Financial Report as presented. The motion passed.

**4) Committee Reports**

- A. Compliance/Parking – Compliance Officer Rod Theriot provided general comments and reported that generally all is going well. Parking passes for overnight guests must be obtained from the association Presidents (or CRM for Quads) and the decal must be affixed to the guest’s vehicle.
- B. Pools – a request was made for the CAM to make sure that the grass and 4x5 “meadow” is addressed. Also, clubhouse needs hand sanitizer.

- C. Sports - Bocce – no update
- D. Tennis/pickleball. It was noted that the double light cover is hanging down and doesn't light. CAM was asked to address.
- E. Social – Chair Camille Foote advised that there will be a “jam session” this and next Friday in the clubhouse. Please bring a non-perishable food item.
- F. Landscape – Volunteers are needed. See new business for enhancement proposals.
- 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. The committee will be adding a second camera to the dock and proposes a camera at the gate to the boardwalk.

Joe Moran reported that Phase I of the boardwalk renovation has been completed by the volunteers. Almost 50% - 290 boards - have been replaced, the railing has been rebuilt and the pilings have been shored up with screws. John Bettencourt will haul off the debris. The volunteers propose Phase II for the Fall as follows: power wash/penetrating epoxy/deck stain/sealer, replace additional boards.

A Motion was made by Dori Sosensky, seconded by Ray Brown, to extend an additional \$2500 for the volunteers to complete Phase II as described. The Motion passed.

The Board recognized the volunteers with a round of applause for all of their hard work. The volunteers are Joe Moran, George Pratt, Chris Greenwald, Chuck Weliever, Doug Turpin, Gary Hovath, Judd Heck, Daryl Davidson, Jim Abbott and Dan Greenwald.

- H. Recognition – Ray Brown advised that Nomination Forms are available for the Foxmoor Lakes Volunteer Recognition Award. Forms must be submitted no later than January 1, 2025. See Secretary Lynn Karin Ward for a form.

## **5) Unit Owner Comments**

- Charlie Galvin/Single Family Homes addressed the drainage backup issue at 5521 Longleaf Drive. Homeowners were advised that it is their responsibility to clean the drains.

## **6) Unfinished Business - none**

## **7) New Business**

- Moore Roofing – Proposal for Clubhouse Porch Repair  
Noted that the proposal is not itemized. No additional bids were obtained. Moore is a roofing company.  
A Motion was made by Kathy Greenwald, seconded by Ray Brown, to table further discussion.  
A Motion was made by Barbara Gastauer, seconded by Ray Brown, to call a special meeting next Wednesday, March 20, for the single purpose of entertaining a proposal from the volunteers for the volunteers to undertake the Clubhouse Porch Repair. The Motion passed.

- Moore Roofing – proposal for Clubhouse Porch; screen back in  
A Motion was made by Lauren Bettencourt, seconded by Barbara Gastauer, to table discussion.
- Clubhouse Kitchen Floor – floor is deteriorated. CRM was asked to evaluate.
- New TV – Social Committee – Chair Camille Foote will contact CAM Jennifer with regard to this item. Social Committee has a budget.
- Landscaping Enhancement Proposals (community Entrances/Signs)
  1. Arroyo Landscaping Proposal
  2. Beyond the Edge Proposal

A Motion was made by Charlie Galvin, seconded by JoAnn Van Dyke, to table further discussion. A corrected proposal from Arroyo needs to be obtained. Also, other vendors were suggested for additional bids, including City of Palms and Sebastian Gonzales (239-872-5747).

**8) Board Member Comments - none**

**9) Adjournment**

A motion was made by Jerry Allen, seconded by Dori Sosensky, to adjourn at 7:36 p.m.  
The motion passed.

Respectfully submitted,

*Lynn Karin Ward*  
Secretary