

Fox Chase POA Board MARCH Meeting Minutes

Wednesday- Mar. 12, 2025

1) Meeting called to order 7:00 PM

Pledge of Allegiance

2) Board Attendance

Sharon Cuevas - building 5

Tony Ringelspaugh- building 2

Bob Wiewiura- Townhomes B (on the phone)

Greg Smith- The Lakes

C. Sue Elverson- building 3

Judi Klubes- building 1

John Rowles- manager from "Harbeck Hospitality"

3) Roll Call of the Board of Directors to confirm a quorum

4) Reading and approval of Board of Directors meeting minutes

Minutes were sent out

Motion Approved By: Sue

Second By: Bob

None-opposed

5) Report of Officers-

Treasurer Report- (for month of February)

Table the Minutes

Motion Approved By: Tony

Second By: Bob

None-opposed

Treasurer Report- (for month of January)

Operating Income: \$30,601.00

Other Income: \$2,399.04

Total Revenue: \$33,000.04

Total Operating Expenses: \$34,192.75

Non- Operating Expenses: \$2,500.00

Total Expenses: \$36,500.00

Net Income Gain: \$

Net Income Loss: - \$3,692.71

Total Delinquencies: \$13,563.59

Special project expense (line item) \$73,137.00

Legal fees-counsel \$55,356.13

We have 3 separate entities:: Johnson/Counsel/Collections

John clarified: All the funds comes 3 different accounts

No intermingling of special project budgets with regular expenses budgets

Total \$128,493.15

Sue voiced concerns challenges in discussing new budgeting

Different suggestions were made to help clarify these budget line items

Tony, Sue, and John discussed GL codes in order to keep track of different line items with dates, numbers, locations, bank accounts etc.

Discussions on itemizing budgets for the following year

Sue requested copies of checks to update the financial report

Motion to approve the financial report by: Judy

Second By: Greg

None-opposed

6) Manager's Report

John: none

7) Old Business

A) Pool Heater- 60 degree temperature set up

B) Gates:

Updates

- First gate has been installed
- Waiting on power to finalize installation
- Camera equipment is in
- We are waiting for county permits for the electrical
- (FYI-Heater permit took over 8 months)
- Poles will be installed on Sly Fox 03/13/2025

Summary of how gates will work:

- No more clickers- pool cards will work on the new gate system
- Keypad and special code per owner for guests will also be available
- Crowd questioning ADA compliance

8) New Business

A) Election of New Board Members

Mike MoQueen would like to be on the Board for **Townhomes A**
(IT consultant background)

Negative voting-4

Positive voting-1

Pete from building 7 is nominating **Stephanie Tucker**

Negative voting-0

Positive voting-5

Building 12 nomination- representative is **not present**

B) Irrigation Company- Aqua Sprinklers LLC.

- Billing from aqua sprinklers does not add up
- Different hourly rates are seen on the bill
- There is inconsistent taxing on labor
- Contract states \$120 an hour for 2 technicians

Tony clarified location of the valves, zones, sprinklers, pumps, timers etc for the sprinklers

The board is requesting a clarification on the bill, items, rates, and cleaning fees

Open Forum-

Question: Terry S. from building 2

Legal fee question regarding the situation of the Board vs. Marisa

Why is this legal action being entertained?

What can the board do, or what can the people do for the allegations to be stopped?

What can be done to finish these court cases?

Should we possibly be looking into a new attorney?

If the people are paying attorney fees for this case, why are we not informed about the details regarding this case?

John clarifies: Marisa is suing the board and association for 6 different items.

She has been spreading false allegations that have been proven false.

She has an attorney and therefore our board needed an attorney as well.

Tony R. being a person of the board involved is not allowed to speak regarding the case

Currently the arbitrator is involved. Attorneys are involved on both sides.

Marisa is trying to take the court to case and speak on the behalf of all owners.

The lawyer that represents Marisa used to be involved in the Board's Revitalization.

Marisa's information can be looked up on the Pinellas County Appraiser's website

*Committee to help with clean-up/set-up of furniture for hurricane prep?

Phone or e-mail tree for this set up

Next Meeting: Wednesday April 16, 2025 at 7 PM

Motion Approved By: Judy

Second By: Greg

None-opposed

Meeting Adjourned at: 7:47 PM

Director of Minutes: Stephanie Tucker

Thank You