

**Fawn Ridge Maintenance Association, Inc.**  
**C/O Wise Property Management, Inc. 18550 N. Dale Mabry Hwy**  
**Lutz, FL 33548**  
**Phone 813-968-5665      Fax 813-968-5335**

### **Board of Directors Meeting Agenda**

**Date: July 12, 2022**

**Time: 7:00 pm**

**Place: Maureen B. Gauzza Public Library Community Room A**  
**11211 Countryway Blvd.**  
**Tampa, Florida 33626-2624**

#### **Agenda**

- I. Call to order – 7:03pm
- II. Confirm quorum of the Board – Chris and Denise, 2 of 3 members. Cam Clark and Doug Lee from Wise Property Management and Charles Glausier Esq. also in attendance.
- III. Reading and approval of previous meeting minutes
  - 6/14/22 – Motion to approve the minutes as submitted by Chris, 2<sup>nd</sup> by Denise, all in favor.
- IV. Old Business
  - Front Sign update – Charles gave update on current status of front sign project.
  - Community Boarder Wall Maintenance – Cam and Doug currently working on obtaining bids for needed work regarding the border walls in the community.
  - Community Portal / Website – Cam updated members in attendance that the portal has been activated and notice has been sent out to all members. If they did not receive a notice or know of someone that did not to reach out to Wise Property Management.
- V. New Business
  - Ratification of Retention of Glausier Knight Jones, PLLC as general counsel and registered agent. Motion by Chris to ratify the retention of Glausier Knight Jones, PLLC as general counsel and registered agent, 2<sup>nd</sup> by Denise, all in favor.
  - Ratification of Board Decision to Proceed with Creative Signs Designs - Motion by Chris to ratify the Board decision to proceed with Creative Signs Designs, 2<sup>nd</sup> by Denise, all in favor.
  - Ratification of Transfer of Bank Accounts – Motion by Chris to ratify the transfer of the association bank accounts to Truist, 2<sup>nd</sup> by Denise, all in favor.
  - Ratification of Sign Reimbursement Agreement with Hillsborough County - Motion by Chris to ratify the Sign Reimbursement Agreement with Hillsborough County, 2<sup>nd</sup> by Denise, all in favor.

- Approval of proposed Bylaw Amendments for mailing to all owners – Motion by Chris to approve the proposed Bylaw Amendments for mailing to all owners, 2<sup>nd</sup> by Denise, All in favor. Motion by Chris for the member meeting to be held on August 9<sup>th</sup> at 6:00pm, Board meeting to follow at 7:00pm.
- Adoption of Updated Collection Policy – Motion by Chris to adopt the updated collection policy, 2<sup>nd</sup> by Denise, all in favor.
- Neighborhood Watch – Motion by Chris to appoint Peggy Edwards and to the neighborhood watch, 2<sup>nd</sup> by Denise, all in favor.
- Landscaping Vendor- Motion to terminate landscaping services with Davey by Chris, 2<sup>nd</sup> by Denise. All in favor.

Motion by Chris to approve the monthly landscaping proposal by Nature’s Sprout, 2<sup>nd</sup> by Denise. All in favor.

Motion by Chris to approve the clean up proposal from Natures Sprout, 2<sup>nd</sup> by Denise. All in favor.

- Trash and Dog Waste Station Vendor – Motion to approve the proposal from Total Community Maintenance for the maintenance of the trashcans and dog waste stations in the community by Chris, 2<sup>nd</sup> by Denise. All in favor.
- Discussion of proposed Rental and Occupancy Restrictions – Charles Glausier explained the draft of the proposed Rental and Occupancy Restrictions, the process required to pass an amendment and the need of community member involvement to assist in getting the amendment passed.
- Discussion of proposed Capital Contributions – Charles Glausier explained Capital Contributions and how they would be used for maintenance items of the association.

VII. Membership Q & A – Each member in attendance given the opportunity to ask the Board, management, and counsel questions.

VIII. Next Meeting Date – 8/9/22 7:00pm, place to be determined.

IX. Adjournment – Motion to adjourn by Chris at 8:45pm, 2<sup>nd</sup> by Denise, all in favor.