

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 Minutes

Date: October 11, 2022

Time: 7:00 pm

Place: Maureen B Gauzza library

Minutes

- I. Call to order – 7:00pm
- II. Confirm quorum of the Board – Chris and Denise 2 of 3 Board members present. Cam Clark, LCAM and Charles Glausier Esq., also in attendance
- III. Reading and approval of previous meeting minutes
 - 9/13/22 – Motion to approve as submitted by Denise, 2nd by Chris, all in favor.

Association counsel asked members in attendance if anyone is recording the meeting, Barbara Castro indicated she is recording the meeting.

- IV. Old Business
 - Front Sign update – Charles Glausier Esq., provided an update on the Front Signage project, the hospital is open to the sign being installed on their property, also the possibility of a needed variance.
 - Community Boarder Wall Update – Board presented with a proposal from Belt Engineering and Universal Engineering Sciences to provide a report on the condition of the border walls and needed repairs. Motion by Chris to approve the proposal from Belt Engineering for \$1000.00, 2nd by Denise, all in favor.
 - Rental Amendments for Village F1 / F2 and H – Charles Glausier Esq. explained the proposed amendments to the rental activity, the required amendment amount and adding a resale contribution. Motion by Denise to approve the proposed amendments, 2nd by Chris, all in favor. Motion by Chris to approve an expenditure of up to \$1000.00 to have members become a Notary to assist with the amendment instruments, 2nd by Denise, all in favor.
 - County Work Update – No update has been giving from the County, Charles did reach out however has not received a response.

- Community Message Board – Message board has been ordered, once materials are in will arrange onsite meeting with the vendor and bord for placement.

V. New Business

- Audit Update
- Vote on Flock Security System for Community Entrance – Chris spoke to Flock security and they agreed to a 25% reduction in the first contract. Motion by Chris to approve the proposal from Flock security, no second. Motion fails. Motion to table by Denise, 2nd by Chris, all in favor.
- Proposed Rules for Recording of Board meetings Motion to table by Denise, 2nd by Chris, all in favor.
- Invoices from Previous Counsel – Counsel has reviewed the invoices and provided a list of the invoices he feels should be paid to the Board.
- Debit Card Policy – Motion by Denise to approve the Debit Card Policy as submitted, 2nd by Chris, all in favor.
- Flock Access Policy - Tabled
- Updated Collection Policy – Charles Glausier explained the updates in the Statute regarding the estoppel amount that can be charged. Motion by Denise to approve the Updated Collection Policy as submitted, 2nd by Chris, all in favor.
- Failure to Transfer Official Records by Previous Management Company – Charles Glausier spoke to the Board and members in attendance that he feels the association does not have the complete records of the association, and the ramifications for the association for not having the complete records. The previous management company has failed to respond to the demand to provide the emails, and responded that it would be a burden to provide. Motion by Denise to discuss this at a executive session, 2nd by Chris, all in favor.
- Proposed Bylaws Amendment to Increase Board to 5 – Charles Glausier proposed options on increasing the number of directors from 3 to 5. Motion by Denise to approve the proposed amendment to increase the number of Board members from 3 to 5 during the next annual meeting, 2nd by Chris, all in favor.

VII. Membership Q & A – Members in attendance were given an opportunity to ask questions to the Board, Counsel and Management.

VIII. Next Meeting Date – 11/9/2022

IX. Adjournment – Motion to adjourn at 8:20pm by Chris, 2nd by Denise, all in favor.