

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: January, 10 2023

Time: 7:00 pm

Place: VIA ZOOM ONLY

**(Meeting ID: 847 7912 4778; No Passcode Required)
or via telephone to (646) 558-8656 (enter above
Meeting ID)**

Minutes

- I. Call to order – 7:03pm
- II. Confirm quorum of the Board – All present – Motion by Chris to have counsel chair the meeting, 2nd by Denise, all in favor.
- III. Resident Q&A to the Board (3 Minutes Each) Counsel asks members in attendance that would like to speak on agenda items to raise their hand.
 - Lance M. – Brought up concerns about the Flock security cameras that have been installed.
 - Diane B. – Brought up concerns about the trees on the maintenance road.
 - Donna P. – Reported happy seeing the Flock Camera sign, and the sign reporting area under surveillance
 - Fred M. – Brought up question on Flock records
 - Diane D. Questions on the sexual offender clause in the proposed amendments.
- IV. Reading and approval of previous meeting minutes
 - 12.13.22 – Motion to approve the minutes as submitted by Chris, 2nd by Denise, all in favor.
- V. Old Business
 - Community Sign update – Counsel provided an update on the variance request; The variance has been pushed back to February as an additional variance request is needed due to the location.
 - Community Boarder Wall Update – Waiting on proposals for needed repairs, will forward to the board once received.
 - Rental Amendments for Village F1 / F2 and H – So far have received 8 total Consents and Joinders from the mailing.
 - Community Message Board – Installer wanted to install on 1/7/23, however that was a Saturday and Chris was not available. Currently looking at Friday the 13th, waiting on vendor to confirm availability. Denise to reach out to 811 to mark the area
 - County Work Update

VI. New Business

- New Neighborhood Watch Chair – Jeanne Gorecki – Motion by Chris, to appoint Jeanne Gorecki as the New Neighborhood watch chair, 2nd by Greg, all in favor.
- Amended Collection Policy – Charles brings up to needing to amend the first paragraph of the collection policy due to the annual assessment date being pushed back to February 1, 2023. Motion by Chris to amend the collection policy as recommended by counsel, 2nd by Greg, all in favor.
- Flock Policy – Board discussed the policy drafted by Greg, Chris has concerns with only HSCO being the only listed agency with access. Chris asked Charles for his policy, Charles stated his policy lists the Property Manger has access only when a request is submitted by HSCO. Motion by Chris to approve Greg’s policy, 2nd by Denise, all in favor. Greg to send to counsel to setup signing policy through DocuSign.
- Friscia & Ross Invoices – Charles reviewed the submitted invoices and explained they should be paid as Friscia and Ross collected the amount including attorneys fee which was sent to the association. Motion by Chris to pay the invoices, 2nd by Greg, all in favor.
- Discuss establishing a Fining Committee – Mentioned to members present volunteers needed to establish a fining committee to help with enforcing the CCR’S.
- Motion by Greg to correct the name for the association on the meeting policy from Fawn Ridge Homeowners Association, to Fawn Ridge Maintenance Association.

VI. Next Meeting Date – Annual meeting

VII. Adjournment – Motion to adjourn by Chris at 8:05pm 2nd by Greg, all in favor.