

Fawn Ridge Maintenance Association
Board Of Directors – Minutes
August 11, 2021 - Virtual Meeting

I. CALL TO ORDER

President, Jim Desmond called the meeting to order at 7:00 pm

II. ROLL CALL OF OFFICERS

Present Jim Desmond, Denise Acevedo, Greg Smith & Mike Castro, Property Manager

III. GENERAL DISCUSSION

D Provencher – inquiry: date of Exposition Drive sidewalk cleaning (across from pond)

Rentals: inquiry to limit rentals

Per HOA attorney: each village could form a group to amend By-Laws and will require 75% of residents to approve amendments

Board to advise on village rentals

IV. APPROVAL – Minutes for July 14, 2021

1st Jim Desmond 2nd Greg Smith

V. UNFINISHED BUSINESS

1. Citrus Park Drive

a. Mike Elfers (Prince Construction) sent info to New Gauge Prop Mgt regarding Fawn Ridge Blvd flooding and schedule to blacktop road

b. County awaiting proposal for Fawn Ridge monument sign. Fence along Breland Dr is ordered

c. Front Entrance – Creative Signs quoted \$130,000

d. Motion to Approve: \$150,000 from Capital Reserve for entrance 1st J Desmond 2nd D Acevedo
Capital Reserve Total: \$363,260

e. Request for Proposal (RFP) discussion for meeting October 2021

VI. NEW BUSINESS

1. UPDATED VIOLATIONS

a. Parking on Grass and/or Right Of Way – photos submitted will constitute a letter
Motion To Approve guidelines for parking violation 1st J Desmond 2nd D Acevedo

2. ARCHITECTURAL GUIDELINES

a. Exterior Paint Palette: establish approval process for colors not listed.

b. Landscaping: any changes require APPROVAL

Follow county statutes for adding/removal off trees

Landscaping should blend with the aesthetics of the Fr community

Motion to Approve amended architectural guidelines 1st J Desmond 2nd D Acevedo

3. ARCHITECTURAL COMMITTEE

Establish a formal meeting of member to maintain minutes regarding property approval

Agree to hire a Paint Designer

VII. ONGOING BUSINESS

1. Community Maintenance

Common Area Sidewalk (Exposition) K&J Pressure Washing quote obtained
Wall Maintenance – awaiting resident easement agreements
Obtaining Wall Quotes for Exposition, Iola & Tufts
Obtaining Quotes replace/repair trash containers in common areas

2. Violations*

30 closed resolutions
56 new violations
12 2nd violation notices
11 violations sent to Fining Committee
*Shielding commercial vehicle(s) - resident will be asked to remove from public view

VIII. REPORTS

1. Treasury Report – within budget
2. Reserves: \$363,260
3. Architectural – 15 new applications
4. Neighborhood Watch – no news
5. Property Manager – M Castro
FL Highway Patrol - 24 moving violations | 29 warnings | 5 tickets

IX. BOD Next meeting – September 8, 2021 @ 7 pm
Annual Meeting for residents – planning

X. AJOURN: G Smith 8:35 pm