

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

Fawn Ridge Amendment Committee Meeting Minutes

Date: May 24, 2023

Time: 6:00 PM

Place: Zoom Meeting

1. Meeting started at 6PM by Matthew Racine.
2. Amendment Committee Members Present:
 - a. Matthew Racine
 - b. Chris Renshaw
 - c. Ashley Coxwell
 - d. Donna Provencher
 - e. Ed Crawford
3. Discussion initiated by Donna Provencher:
 - Explained that she understands that we need the 90% to make the change in the first 40 years with homeowners and declarants, if they're still here. Assumed that because the declarant is no longer here, we could go with the 75% but that is not the case. 40 years comes up in 2027.
 - She researched Hillsborough County property county land records to see what is owned and what is rented.
 - Declaration of Covenants – Amendments voting % is same in each → Proposing we wait until 2027 and changed the declaration of covenants instead of trying to go village by village. Matt reminds group that if we wait to start in 2027 that would delay the process even longer and we may not see passages until 2028/2029.
4. Discussion Led by Matt:
 - Use social media/website to promote the amendment passing in a sample village.
 - Do not delay votes; get the villages passed now and once we come into 2027 we can make the change automatically at the 75% (in not passed at the 90%); then if we have it for majority, we can pass it all and ultimately change the covenant.
 - We should prioritize getting something passed now.
 - Donna proposes Village A as the 1st
 - Committee will need to get involved; legal council wants \$35 each for document drafting.

- Plan is to use a digital form on iPad → We can edit form quickly and get it signed and notarized on the spot.
- Council is ok with digital form
- Amendments in Spanish will be available as well.
- Grandfathering in rentals → anything that is a rental property will remain as a rental.
 - Very few homes to maintain rental status
- Discussion on other amendments:
 - Sex Offender Amendment
 - Will not be grandfathered in, anyone would be forced out → Consider rewording to allow current residents to stay.
 - Current resident mentioned that has lived in community 10-20 years,
 - Amendment 3 → Collect money at closing \$500; go into fund for BOA use.
 - Focus on rental property amendment first
 - Donna → Stick with 4 amendments and reword sex offender
 - Would have to get these resigned if signed already.
 - Sexual offender → They can own but not reside in community
- When we change the overall declaration, we can discuss changing the other amendments that would supersede the Village amendments.
 - Amendments will only apply to specific villages that pass them.

5. Next Steps:

- a. Matt to start working on form to make it editable
- b. Denise to pre-fill forms, so we can door to door but can still change
- c. Denise to notarize
 - i. Chris looking to get his notary to assist with this and other HOA matters.
- d. Matt would like at least 2 people going door to door for witness and notary + iPad to have form signed.
- e. Chris asked if amendment with document in closing docs still a go – Matt answered yes.
- f. Donna mentioned an amendment to change the 75% to 2/3 for future votes. Good to help future votes.
- g. Matt – Would like to have a monthly meeting to follow up on progress
 - Phase 1:
 - Will create form in Adobe for signatures
 - Denise will pre-fill forms with Hillsborough County information
 - Get shirts made
 - Next meeting will plan dates to walk around neighborhood to discuss amendments with residents.
 - Post amendment article on website → What amendments we're trying to pass and that we'll be going door to door in June or July. Recognize us by shirts.
 - Phase 2:
 - Collect all signed amendment forms
 - Council to review
 - Will add to website, if all good.

- May need to revisit based on council's recommendations
- Council says notary can be second witness
 - Matt feels better with 2 witnesses and notary present.
- Waiting to set date to circulate neighborhood
- Moving forward in board meetings; will focus on entire community still.

6. T-shirt sizes

- a. Matt - M or L
- b. ED – M
- c. Chris - L or XL
- d. Donna – M
- e. Ashley - S