

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

Board of Directors Meeting Minutes

Date: June 14, 2023

Time: 7:00 PM

Place: Maureen B. Gauza Public Library

1. Call to order: 7:00 PM EST by President Racine
2. Roll Call of Elected Board Members Conducted – All Present
 - a. President – Matthew Racine
 - b. Vice President – Chris Renshaw
 - c. Treasurer – Denise Acevedo
 - d. Secretary – Ashley Coxwell
 - e. Director at Large – Greg Smith
 - f. Quorum Present: Yes
 - g. Wise Property Manager Present – Camilo Clark
3. General Discussion - Open floor limited to 3 minutes per speaker
 - a. No open discussion.
4. Approval of Meeting Minutes → Minutes should be posted on website
 - i. May 10th, 2023 – BOD Meeting
 1. President Racine motions to approve the May 10th, 2023 Meeting Minutes
 2. 2nd from VP Renshaw
 3. Ayes have it – No opposition, no abstentions.
 4. May 10th, 2023 Meeting Minutes approved.
 - ii. May 24th, 2023 – Amendment Meeting
 1. President Racine motions to approve the May 24th, 2023 Amendment Meeting
 2. 2nd from VP Renshaw
 3. Vote:
 - a. Ayes – Racine, Renshaw, Acevedo, and Coxwell
 - b. Opposed - 0

- c. Abstention – 1 (Director at Large Greg Smith)
- d. Majority has it.
- 4. May 24th, 2023 Amendment Meeting minutes approved.
- 5. President Racine to add to website

5. Unfinished Business

a. Governing Document Modifications

i. Flock Surveillance Policy

- 1. Director at Large Smith to amend Flock Surveillance Policy.
- 2. HCSO will probably not be able to meet current policy; need to update with how HCSO will support.
- 3. HCSO using as a tool to help solve crimes in area
 - a. Officer did ask Matt for permission prior to accessing footage; unaware HCSO could access directly.

ii. House Color Scheme Policy

- 1. President Racine to resend policy for BOD review.
 - a. Clarified that the BOD's intention is to create a process for a homeowner to ADD a color scheme to pallet, not just an approval for a one-off paint color.
- 2. Update color palette → How often will we review these and update?
 - a. Last updated in 2021
 - b. Recommended to update every 5 years, but President Racine proposed that we update every year.
 - c. \$100 fee to update palette
 - i. Discussion to charge homeowner \$100 with request/need to update palette.
 - d. Director at Large Smith proposes \$100 added to budget to accommodate yearly change.

iii. Policy, Procedures, Fining Policy

- 1. Assigned to President Racine for completion.

iv. Web and Communications Policy

- 1. President Racine sent to Web Committee to review.
- 2. President Racine concerned with length, asking Web Committee to recommend edits.

v. Proposed Amendments Plan

- 1. Starting with Village A to pass and promote that passage on website.
 - a. Can control web search and see Village A (Breland and Hannigan) as restricted on rentals.
- 2. In 2027 → Will focus on entire community for amendments. Will need 75% vs. 90% to pass amendments.

b. Social Committee's Events – BBQ Update

- i. President Racine still needs items and volunteers.
- ii. Sign up list distributed

1. Coolers, tents → 4 coolers, 1 tent and 1 grill still needed.
 2. 10AM set up time & clean-up @ 2PM → Out by 3PM
 3. Evelyn/Rachel to do a poll on FB to get an idea on food
 - iii. Slip and Slide and water volleyball safest options for inflatables.
 - iv. Summer BBQ will be the last event for President Racine as Social Chair → Looking for new person to take over.
 - v. Have upcoming events but need to organize a park clean up, repair, maintenance committee so we can continue to have events in the park.
 1. Food trucks open to coming, but need permits to sell.
- c. Community Border Wall Update
- i. Updated quote expected tomorrow, 6/15/23
 - ii. Concrete portion came back \$200,000 higher than expected; company talking to other vendors and will requote us.
 - iii. Wall updates will happen in 2 phases:
 1. Cosmetic (work on getting permits)
 2. Construction (maybe get lower cost concrete by delaying)
 - iv. Wall Color
 1. Board to agree on color for boarder walls.
 - v. Trucks will be parking on grass/easements and dumpster/work trucks by Exposition Pond; adjacent to the bench just past pond and across street.
- d. Entrance Sign(s) Redesign – Update
- i. Moving forward with Creative Sign Design Company.
 - ii. President Racine moves to vote to pay deposit \$16,980 (~50% of total of total).
 - iii. 2nd VP Renshaw
 - iv. Vote:
 1. Ayes have it – No opposition, no abstentions.
 2. Paying deposit to Creative Sign Design Company approved.
 - v. County allocated \$127,000 for sign
 1. President Racine emailed Ken Hagen and assistant about other options for funds:
 - a. Possibilities:
 - i. Arch over Fawn Ridge Blvd
 - ii. Flag area
 2. West Side Sign Discussion:
 - a. County issue → Marked as “Conservation Wetland” and would need variance but if the county had to pull down/dismantle the down for access, HOA would have to repay to rebuild.
 - b. Proposal to mount a FR sign on fence that county built along Citrus Park/Fawn Ridge, but cannot due to HOA restrictions against hanging anything on fences.

- e. Ledger Correction
 - i. Needed to move funds to correct account; New budget line item to be generated
 - 1. Previously put on homeowner's ledger, which is considered uncollectable.
 - 2. Added new line item to have ability to collect; timing is variable.
 - ii. Outstanding money we're trying to collect, per Council's recommendation that will take that money and going to say "Reimbursement Cost/Legal Fees" so that there is potential recovery.

6. New Business

- a. Community Maintenance
 - i. Nature Sprouts Common/Maintenance Road Proposal
 - 1. New proposal for access road
 - a. Reduce from \$1100 to \$800 monthly
 - b. Will mow the access road when they mow the community areas.
 - c. Proposal will read \$4000
 - d. Locked in for 12 months
 - 2. Community wants to take this back to the county to handle maintenance.
 - ii. President Racine moves to vote on new proposal from Nature Sprouts for maintenance.
 - iii. 2nd VP Renshaw
 - iv. Vote:
 - 1. Ayes have it – No opposition, no abstentions.
 - 2. New proposal from Nature Sprouts for common area/maintenance road mowing approved.
- b. Fountain Update
 - i. Quote \$314 with new conduit line to prevent further damage.
 - ii. \$400 annually to maintain
 - iii. President Racine moves to vote on special service agreement to maintain fountain/light on Exposition.
 - iv. 2nd VP Renshaw
 - v. Vote:
 - 1. Ayes have it – No opposition, no abstentions.
 - 2. Special service agreement to maintain fountain/light on Exposition approved.
- c. Landscaping Common Areas
 - 1. Entrance of community → Hannigan Court; tree removal, mulch
 - a. President Racine proposes starting the process of mulching around the community.

- iii. Should see more compliance now that Fining Committee is in place and enforcing fines.
- iv. Question from Bill Beck – Status of PODS on Hampden?
 - 1. President Racine and Property Manager Camillo to review this violation.

8. Reports: Limited to (4) four minutes each.

- a. Treasurer – Denice Acevedo
 - i. \$7000 in outstanding HOA fees
- b. Architectural Committee – Jeanne Gorecki
 - i. Everything is going well!
 - ii. Receiving flack on painting guidelines
 - iii. Need to make a decision on factory painted doors whether they'll be allowed to be installed "as is" or painted according to HOA pallet.
- c. Neighborhood Watch Committee – Jeanne Gorecki
 - i. Going well, working on lists.
 - ii. August 7th → Official National Night Out
 - 1. Fawn Ridge typically holds ours 1st Wednesday of October instead due to heat.
 - iii. Cars going through stop signs on Fawn Ridge/Exposition is a concern.
 - 1. Increased police presence in neighborhood.
 - iv. Watch reports → Request that board reviews and sends to community.
- d. Fining Committee – Rich Castleline
 - i. Evelyn Knoll speaking for Rich → Communicate with Rich to understand and follow written policy.
 - 1. He can submit changes for review and possible approval by BOD.
 - 2. Requesting violation package; Property Manager Camillo to provide details of violation.
 - 3. 2 residents want to join committee → email BOD with interest. Need at least 3.
- e. Social Committee – Matthew Racine
- f. Web and Communication Committee – Jade Skarda/Evelyn Knoll
- g. Property Manager – Camilo Clark

9. Conversation on School Boundary Analysis

- a. Secretary Coxwell expresses concern for upcoming final vote on proposed school boundary changes that would reassign Fawn Ridge to Smith Middle School from currently assigned Farnell Middle School on June 20th.
- b. Asking for community assistance in contacting school board members to vote against change and asking for documentation from County during Citrus Park Extension talks to stabilize schools for Fawn Ridge Community.

10. Next Meeting

- a. Date: July 12th, 2023 @ Maureen B. Gauza Public Library
- b. Time: 7-8:30PM

11. Adjournment at 8:32PM

- a. Director at Large Smith motions to adjourn
- b. 2nd Treasurer Acevedo
- c. Ayes have it. No opposition. No abstention.
- d. Meeting adjourned at 8:32PM