

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: July 12, 2023

Time: 7:00 PM

Place: Maureen B. Gauza Public Library

1. Call to order: 7:16 PM EST by President Racine
2. Roll Call of Elected Board Members Conducted – 4 Present, 1 Absent
 - a. President – Matthew Racine
 - b. Vice President – Chris Renshaw - Absent
 - 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. Grace Hutchinson → Emailed county about fish we can request from the county to help control mosquito population.
 - i. Looking at picking up a few for the neighborhood but cautioned to not introduce too many to avoid them becoming invasive.
 - b. Bill Beck → Appreciative of the no solicitation sign at the entrance.
 - i. Director at Large Smith mentioned that any solicitor needs to display a badge and to register with the state. If not, they're soliciting illegally.
4. Approval of Meeting Minutes
 - a. June 14th, 2023 – BOD Meeting
 - i. President Racine motions to approve the June 14th, 2023 Meeting Minutes
 - ii. 2nd from Director at Large Smith.
 - iii. Ayes have it – No opposition, no abstentions.
 - iv. VP Renshaw absent for vote.
 - v. June 14th, 2023 Meeting Minutes approved.

5. Unfinished Business

- a. Governing Document Modifications
 - i. Flock Surveillance Policy – Smith Update → No update
 - ii. House Color Scheme Policy – Smith Update
 - 1. Director at Large Smith reads proposed updated Policies and Procedures for Fawn Ridge Color Palette Modifications.
 - 2. VOTE
 - a. President Racine moves to approve the updated Policies and Procedures for Fawn Ridge Color Palette Modifications
 - b. 2nd from Director at Large Smith
 - c. Ayes have it, no opposed, no abstentions.
 - d. VP Renshaw not present for vote.
 - e. Policy passes.
 - iii. Policy, Procedures, Fining Policy – Racine Update
 - 1. Discussion regarding the critical violations and need to speed process and stop these as soon as possible.
 - 2. Legal counsel to advise if we can do a 7-day notice vs. 14-day notice for critical violations.
 - iv. Web and Communications Policy – Racine Update
 - v. Proposed Amendments Plan – Racine Update
- b. Community Border Wall Update – President Racine
 - i. Cost to get walls replaced (due to labor laws and concrete blocks)
 - ii. President Racine asked \$60,000 for repairs and painting
 - 1. This year we work on cleaning, repair, and painting
 - 2. Hold off rebuild until 2024
 - a. Discussion regarding money is in reserve but concern over depleting it.
 - 3. Other option → Lock in pricing now but our money would be held.
 - 4. Reserve is just over \$500,000 + \$100,000 catch all
 - iii. VOTE:
 - 1. President Racine moves to approve Option B to move forward with contract.
 - 2. 2nd – Treasurer Acevedo
 - 3. Ayes have it
 - 4. VP Renshaw not present.
 - 5. Motion to move forward with the contract for Option B passes.
 - iv. Property Manager Camillo to follow up with council for contract
- c. Entrance Sign(s) Redesign – Update
 - i. Moving through blueprints to go to permitting stage; new engineering drawings for topper and then move on to permitting.
 - ii. Discussion on what do we need to remit to county for repayment.
 - iii. President Racine updated image on Fawn Ridge website.

6. New Business

a. Community Maintenance

i. Landscaping Common Areas

1. President Racine was going to create a plan for mulching but will revisit and move to Unfinished Business on next month's agenda.
2. Nature Sprouts' quote of \$6000 to mulch.
3. President Racine looking into areas that need to mulch, needs to walk, and hand mark.

b. New Florida Statutes

i. Board Members Review New Statutes

ii. July 13th 630PM Certification Course → Cam to send email.

1. Glausier running the certification course.

c. Architectural Guidelines

i. Plans to revise the Architectural Guidelines to meet new state statutes → After certification course BOD to discuss. Effective October, need to update guidelines.

1. Plan to discuss at next meeting.

7. Ongoing Business

a. Violations

i. Fining Review Committee Meeting Monthly Setup

1. Fining reports distributed → BOD would like to advance violations to Fining Committee except the POD at 8806 Hampden Drive.

ii. President Racine moves to move all violations with the exception of the POD at 8806 Hampden Drive to the Fining Committee.

iii. 2nd from Treasurer Acevedo

iv. Ayes have it

v. VP Renshaw absent.

vi. Motion passes to move all violations with the exception of the POD at 8806 Hampden Drive to the Fining Committee.

vii. Next steps:

1. Property Manager Camillo to issue letters.
2. 1st week of August to hold Fining Meeting with homeowners who do not comply.

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

a. Treasurer – Denice Acevedo

i. Legal expenses decreased (amendment reviews upcoming)

ii. Reviewed bills from April & May.

iii. Congratulations on summer BBQ!

iv. Pond maintenance more than expected, but good solution in place with PVC pipe to prevent further damage to line for fountain.

1. PVC Pipe \$314
2. Light bulb \$260

3. Cleaning \$200
4. Monthly pond maintenance \$75
- v. Outstanding HOA dues \$6900.
- vi. Looking into new insurance for savings.
- b. Architectural Committee – Jeanne Gorecki
 - i. No update
- c. Neighborhood Watch Committee – Jeanne Gorecki
 - i. Going well – Letter/email out this week to the community with safety warnings/tips.
- d. Fining Committee – Rich Castleline
 - i. Rich Castleline has resigned.
 - ii. Ann Westmoreland is the new Fining Committee Chair
 1. Evelyn will get email set up for Ann.
- e. Social Committee – Matthew Racine
 - i. President Racine still the Social Chair technically; still looking for a replacement.
 1. Resources are there; we have \$2500 remaining in social funds.
 2. Christmas light competition discussed.
 3. Can support individual village events with some food, supplies, etc. from Social Committee budget, if they'd like to organize an event.
 - a. Can also support village events by promoting event on FB, Webpage, email blast, etc.
 - ii. National Night Out in October → Jeanne to plan
- f. Web and Communication Committee – Jade Skarda/Evelyn Knoll
 - i. Evelyn posting regularly
 - ii. President Racine – Looking to add community/county contact information & list of services to residents on Fawn Ridge webpage.
- g. Property Manager – Camilo Clark
 - i. No update

9. Next Meeting

- a. Date: August 9th, 2023 @ Maureen B. Gauza Public Library
- b. Time: 7-8:30PM
 - i. October 1st we can no longer discuss topics not on agenda; email board to ask questions/requests to add to upcoming agendas.

10. Adjournment at 8:16PM

- a. President Racine moves to adjourn July BOD meeting.
- b. 2nd - Director at Large Smith
- c. Ayes have it. No opposition. No abstention.
- d. VP Renshaw Absent.
- e. Meeting adjourned at 8:16PM