



**A Deed Restricted Community
Fawn Ridge Homeowners
Association, Inc.**

C/O New Gauge Property Management
101-11928 Sheldon Road
Tampa, FL 33626
Phone: 813-922-1339

Mike Castro – Property Manager
m.castro@newgaugeproperties.com

*A Non-Profit Corporation
For The Homeowners Of The
Fawn Ridge Housing Community
Located In Citrus Park, Florida*

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2020 BOARD OF DIRECTORS

❖
PRESIDENT

Jim Desmond

VICE PRESIDENT

Greg Smith

SECRETARY

Denise Acevedo

COMMITTEE CHAIRPERSONS

❖
Architectural

Social Committee
Vacant

Neighborhood Watch
Deputy Jeff Ramer

Nominating
TBD

Directors' Email
boardofdirectors@fawnridge.org

**BOARD OF DIRECTOR'S SEPTEMBER
MEETING AGENDA**

DATE: January 13, 2021
TIME: 5:30 PM EST
LOCATION: New Gauge Properties, 101-11928 Sheldon Rd.
Tampa, FL 33626
Zoom Meeting:

1. **Call to order:** 5:30 PM EST
2. **Roll Call:** Officers
3. **General Discussion:** Open floor limited to 3 minutes per speaker
4. **Approval of Meeting Minutes:**
 - A. December 9th, 2020 Meeting
5. **Unfinished Business**
 - A. Citrus Park Drive Extension
Updates and developments
 - B. Community Walls
Results of approach homeowner Breland?
Next steps: Make decision | Approach homeowners
6. **New Business**
 - A. New Business
Description of New Business
7. **Ongoing Business**
 - A. Violations
Past Violation List Cleanup and Removal from homeowner account
New Violation Statistics
Violation focus for coming month
Recommendations for Escalation & Fining
County Enforcement
 - B. Ongoing Decision Ratification
Legal action Against 8911 Beeler Dr, 13301 Kearney Way
8. **Reports:** Limited to (4) four minutes each.
 - A. Treasurer – M. Castro
 - B. Architectural Committee – M. Castro
 - C. Neighborhood Watch Committee
 - D. Property Manager – M. Castro
Delinquent Report
Legal Items
Other Homeowner / Community Issues
9. **Next Meeting:** February 10th, 2021
10. **Adjournment**

Fawn Ridge Maintenance Association
Board of Directors Meeting - Minutes
January 13, 2021
Virtual Meeting

I. CALL TO ORDER

VP Greg Smith called the meeting to order at 5:30 p.m.

II. ROLL CALL OF OFFICERS

Present: Jim Desmond, Denise Acevedo, Greg Smith

Present: Mike Castro, Property Manager

III. GENERAL DISCUSSION - Grace Hutchinson opened public discussion.

1. Address the frequency of solicitors Since we are not a gated community, solicitors may enter the neighborhood.

Discourage solicitors by:

- a. asking for identification and permit number
- b. post a sign at the front of your door (NO SOLICITING)

2. Reoccurring Noise in Fawn Ridge

- a. Nuisance letter may be issued with proof, i.e. video or documented dates/times
- b. Community processes is governed by the Declaration and By-Laws
- c. Contact prospective county office: HCSO, Animal Control, Code Enforcement

3. Political Signs

- a. must be removed 15 days after the event/election.
- b. due to 2021 election, residents will need to remove signs by January 26, 2021

4. Troy Bishop requested to move BOD meeting to 7pm as the later time is conducive for community input

IV. APPROVAL OF MEETING MINUTES

November 11, 2020 minutes approved. Motion made by J. Desmond to approve G. Smith 2nd

December 9, 2020 budget meeting

V. UNFINISHED BUSINESS

A. Citrus Park Extension

- Landscaping design – J Desmond drafted presentation deck for Landscaping and Fencing options.

Citrus Park Extension Documents are found on the website:

www.fawnridge.org

My Resident Area

Documents and Reports (Citrus Park Drive Extension)

Citrus Park Drive Extension Update 1-26-2021 (document name)

B. Community Walls

- Beeler Drive – requires property wall repair
- Repairs will require shared management of walls (HOA/property homeowner)
- Obtain attorney language to access walls on private property
- Lot owner bordering the walls will be required to sign a legal correspondence
- Legal correspondence is a Release Form signed by homeowner
- Time Frame to begin the wall process: **February** to modify legal language & **April** for homeowner signatures

VI. NEW BUSINESS

Motion to move Board of Directors to 7 p.m.

G Smith made motion to move 2nd by J Desmond

VII. ONGOING BUSINESS

- *Closed 40 violations in December*
- *23 new violations*
- *13 2nd notices have been sent for ongoing violations*
- *One property referred to code enforcement*
- *Approximately 5 properties moved to the fining committee*
- *Board agrees to take legal action against 2 properties for HOA arrearages*
- *Trash can violations – inquiry with Neighborhood Liaison Daniel Padron*

VIII. REPORTS:

1. Treasurer - within approved budget
2. Architectural Committee – 5 applications received in November/December 2020
3. Neighborhood Watch – Troy Bishop to oversee committee as of mid Oct 2020
4. Fining Committee – proceed with fining as directed by the BOD
5. Property Manager – sending 2nd letters to members not in compliance
6. Government Affairs – Code Enforcement Sr. Mgt has advised Code Enforcement officer not to follow up on trash can violations.
Denise A to follow up with neighborhood liaison to enforce county ordinance

IX. NEXT MEETING February 13 @ 7:00pm

- BOD meet at New Gauge Property Management
- Members/Homeowners virtual

X. ADJOURNMENT: motion by J Desmond 2nd by G Smith @ 7:28 pm