



**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: February 10, 2021
TIME: 7:00 PM EST
LOCATION: New Gauge Properties, 101-11928 Sheldon Rd.
Tampa, FL 33626
Zoom Meeting: [Http://Bit.ly/frm1015](http://bit.ly/frm1015)

1. **Call to order:** 7:00 PM EST
2. **Roll Call:** Officers
3. **General Discussion:** Open floor limited to 3 minutes per speaker
4. **Approval of Meeting Minutes:**
 - A. Jan 13, 2021 Meeting
5. **Unfinished Business**
 - A. Citrus Park Drive Extension
Updates and developments
 - B. Color Palette Revision
Updating or consolidation color palette
 - C. Wall Maintenance Easement
*Legal access to properties for wall maintenance
Communication/Formalization of HOA maintenance responsibilities*
6. **New Business**
 - A. Parking on Right of Way / Lawns
Transitional Violations and reducing occurrences increasing awareness
 - B. Hannigan Meeting
Overview of Hannigan Meeting (Any action items to come out of it)
7. **Ongoing Business**
 - A. Community Maintenance
*Community Walls
Other Maintenance*
 - B. Violations
*Past Violation List Cleanup and Removal from homeowner account
New Violation Statistics
Violation focus for coming month
Recommendations for Escalation & Fining
County Enforcement*
 - C. Ongoing Decision Ratification
None
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
*Violation Report and Escalation Approvals
Delinquent Report
Legal Items
Other Homeowner / Community Issues*
9. **Next Meeting:** March 10, 2021
10. **Adjournment**

Present: Greg Smith, Jim Desmond, Mike Castro

Open Forum:

Sheriff's office response. Solicitation Issues. Outreach office not returning emails and messages from Troy who is our neighborhood watch lead.

Trees cut at entrance to Fawn Ridge. Exposition Drive at Eudora. Not sure but appears County has pruned trees.

Unfinished Business

Citrus Park Extension:

PowerPoint presentation on fawnridge.org that was presented to Hannigan residents

County responded and accepted 5 out of 10 included moving traffic control box, landscaping and water company access gate movement.

BOD rejected Hillsborough County's white PVC vinyl fence and are looking to a more aesthetically pleasing design including colored or textured fencing. BOD is rejecting county request to pay difference in fencing.

Sound consultant being hired to provide details on best sound buffering.

Color Palette

BOD has new color palette booklet of about 15 different color palettes.

Motion by Greg to adopt the color palette as official color, second by Jim.

Mini Grant

New message board applied for. Rejected by County.

Denise to provide information on getting new board for budgetary approval.

Wall Maintenance Easement

Letter provided by legal to grant easement.

Letter updated to not alleviate owner's responsibility of maintenance.

Letter to homeowners with walls not defined for maintenance.

Motion to send out easement letters for those properties requiring wall maintenance. Second Jim

Letter for walls not maintained still has to be drafted.

New Business

Parking on Right of Way has become an issue. While we cannot police illegal parking on streets, we can enforce parking on grass and easements. Will start with parking notice tickets and progress to violation procedures should the violation continue.

Hannigan Meeting

HOA Fund allocation may be an issue if county will not cover all the items we are looking for. Fencing extending to middle of Hannigan court for light blockage. Only item for follow-up was drainage.

Community Maintenance

Community walls - Property Mgr to email document on walls that need repair. 90ft on Fawn Ridge, 50 on Exposition. Need Root pruning to stop further damage.

Approved for upgrading doggie stations.

Violations

25 closed, 40 opened

16 Arch applications approved

9321 Pontiac Shed Send Fining Committee

13605 Colorado Shed Send Fining Committee

13301 Kearney - Garbage by side of house

9029 Breland - Arch approval driveway mod, resubmitted one for approval but deployed unapproved one. Send Fining Committee

8756 Hampden – Inoperable vehicle - Send to Committee

8935 Bayaud -Notices for 2-3 years, invited to mediation, capitulated. Paint, roofing, lawn, fencing. Maintenance

Accounts Receivable

117K for all outstanding monies

Not collecting or threatening collection for almost a year for assessments.

Greg to provide Fawn Lake process for collections. BOD need to enforce collections based on legal statutes as soon as possible. Issue intent to lien and liens to force timely payments. Jim agrees that collection needs more persuasion.

Banking

OCK Bank used by Westchase. Mike sending info on Alliance bank for ACH payment without charge, lockbox service, Orlando address. Will review two institutions.

Email from old CPA

Not obliged due to size to have audit done. Revisit yearly