



**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

DATE: March 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. Feb 10, 2021 Meeting
5. **Unfinished Business**
 - A. Citrus Park Drive Extension
Updates and developments
 - B. Color Palette Revision
Updating or consolidation color palette
 - C. County Mini-Grant Update
Update of the application
 - D. 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. Assessment Processing Policy
Review and formulation of process for processing annual assessments.
 - C. Architectural Guidelines
Publishing Document outlining guidelines around arch committee decisions.
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:** April 14th, 2021
10. **Adjournment**

Fawn Ridge HOA BOD meeting 3/16/2020

Attendees: Denise Acevedo, Jim Desmond, Mike Castro (Property Manager)

Discussion Items

1. Wall Repair/ Replacement project

- a. Discussion around the 1,100 feet of walls that border Fawn Lake and Fawn Ridge private lots behind Hampden and Eastman. (19 Lots are in this zone)
 - i. Are they the legal responsibility of the Fawn Ridge HOA, in regards to maintaining common areas?
 - ii. The HOA has performed maintenance on them in the past, per Property Manager.
 - iii. Board believes we should have solid legal footing to move forward with any proposed work on these specific walls under this umbrella wall project because of the potential perception of other association property owners who may view the work as benefiting unique private lots/owners, not common area maintenance, thereby risking potential legal action against the Association
 - iv. As such, the Board will contact our Law firm, Friscia & Ross, to have them give us their legal advice on this issue.
 - v. Also, Board wants to disclose that our Property Manager is an affected property owner whose lot borders the Eastman wall. We will asked our law firm how to handle this possible conflicting managing this project.
- b. Board would work towards completing a project plan that prioritized the wall work and cost by end of 2020 and begin bidding our the work as well
- c. Separate wall discussion on the Citrus Park Drive Extension below

2. Citrus Park Drive Extension

- a. Board is comfortable so far with how the county through their project managers and our Liaison officer as responded to both Board, Property Manager and individual property owners concerns to ongoing construction issues
- b. Right hand turn lane into Fawn Ridge has been officially included in plans.
- c. Property Manager has engaged the property owners (Robinsons) at the new entrance lot where we propose to place the new signage. This requires the Robinsons to use a portion of their lot for this purpose. We negotiated this use with the stipulation to construct a concrete wall paralleling Fawn Ridge Parkway and their property line. The Board is in agreement with this as it fits into our overall plans for walls/barriers along the new CPDE.
- d. The Board reviewed the current construction project plans on CPDE. Property Manager outlined his concerns on the present plan to construct a vinyl fence along CPDE and Fawn Ridge and have the ongoing maintenance be the Association's responsibility. This plan would create an "alley: between said vinyl fence and our existing Hannigan wall and fences. As we know understand it and visualize the result, the Board does not believe it would be it our best interest to let that happen.

- e. We discussed various options/ preferences to proposed vinyl fencing. Preference is for modify existing wall / building new portions.
 - f. Planned County landscaping commitments was discussed and the Board and Property Manager were not in agreement of what was committed, so that is an open item.
 - g. It was agreed that the Property Manager would request and arrange for a meeting with the county reps to go over our concerns on barrier plans and landscaping.
3. BOD Open Position/Election
- a. We agreed to move forward to initiate election process with a June date for voting. It appears that here may be multiple candidates to be nominated.
4. Deed Restriction Citations Review
- a. Had a general discussion with Property Manager on 2019 Citations issued and current process and follow up.
 - b. All agreed that citations should be “moved” along the resolution process to a “Closed” status. We would like to follow to a 30/60/90 (days) protocol that either ends with a compliance or fine.
 - c. Board understands that we are limited to the stated restriction in our covenants.
5. Common Area Landscaping
- a. Update on winter damage issues. Some affected plants are recovering, others maybe not. Property Manager will monitor and work with Davey to judiciously replace.