



**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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2021 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

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. May 12, 2021 Meeting
5. **Unfinished Business**
 - A. Citrus Park Drive Extension
 - i. Updates and developments with county
 - ii. Monument Quotes & Reader Board
 - B. Wall Maintenance Easement
 - i. Current response to Legal access to properties for wall maintenance
 - ii. Action to force response
 - C. Architectural Guidelines
*Publishing Document outlining guidelines around arch committee decisions.
Beware of dog & trespass signs*
 - D. Property Inspections
*Should we proceed with Inspections and does survey seem inclusive
Process (Electronic or Leave hard copy with homeowner?)*
 - E. Spanish Content for Newsletter
Can we get Spanish for next newsletter what deadline do we need?
 - F. Air BnB and other Businesses in Fawn Ridge
Can deed restrictions or other zoning permits regulate AirBnB ?
6. **New Business**
 - A. Architectural Decision on 8838 Hampden
Blue color addition by Arch Committee deadlocked at 2-2
7. **Ongoing Business**
 - A. Community Maintenance
*Community Wall Maintenance Quote and Plan
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*
 - 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:** June 9th , 2021
10. **Adjournment**

DATE: May 12, 2021
TIME: 7:00 PM EST

Fawn Ridge Maintenance Association
Board Of Directors – Minutes
May 12, 2021 - Virtual Meeting

I. CALL TO ORDER

Vice President, Greg Smith @ 7:00 pm

II. ROLL CALL OF OFFICERS

Present: Denise Acevedo, Greg Smith & Mike Castro, Property Manager

III. GENERAL DISCUSSION

Grace Hutchinson – update on Community garage sale tentative date June 12th
Metropolitan Ministries to confirm time for unsold items to be picked up in the community

IV. APPROVAL – Minutes for April 14, 2021

1st D Acevedo 2nd G Smith

V. UNFINISHED BUSINESS

1. Citrus Park Drive
 - a. Mike Castro to receive bid from ACP for entry sign before June 2021
 - b. Fencing along Hannigan is approved
 - c. Redirection of traffic by October 2021 but may occur as early as July

VI. NEW BUSINESS

1. Architectural Committee
 - a. 4 Committee members
2. CREATING FAWN RIDGE EMAIL DISTRIBUTION ADDRESSES
 1. Publish ARC Committee email addresses

VII. ONGOING BUSINESS

1. HOA Assessments

All HOA annual fees have not been paid
2. Some homeowners are making regular payments (interest fees and late fees applied)
3. Barb Castro issued Excel spreadsheet for outstanding fees.

VIII. REPORTS

1. Financial - within budget
2. Architectural –
3. Neighborhood Watch – no news
4. Property Manager – M Castro
 - FL Highway Patrol
 - 25 moving tickets
 - 29 warnings
 - 6 faulty equipment

IX. BOD Next meeting – June 9, 2021 @ 7 pm
Annual Meeting for residents – planning

X. AJOURN: G Smith 8:00 pm