

**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*

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

AGENDA DATE: July 14, 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. June 9th, 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
 - . Current response to Legal access to properties for wall maintenance*
 - i. Action to force response*
 - C. Bank RFP
 - Details on RFP sent to 4 banks*
- 6. New Business**
 - A. Transferring Common Area Land
 - Transferring common area at entrance*
 - B. Protecting our Fencing along Citrus Park
 - Security Cameras as an option to recoup costs for damage*
 - C. Sidewalk Maintenance
 - How often do we clean sidewalks or Interim Maintenance*
- 7. Ongoing Business**
 - A. Community Maintenance
 - Community Wall Maintenance Quote and Plan*
 - Other Maintenance*
 - B. Violations
 - New Violation Statistics*
 - Neighborhood Assessments*
 - Recommendations for Escalation & Fining*
 - C. Ongoing Decision Ratification
- 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:** Aug 11, 2021
- 10. Adjournment**

Fawn Ridge Maintenance Association
Board Of Directors – Minutes
August 11, 2021 - Virtual Meeting

I. CALL TO ORDER

Vice President, Greg Smith @ 7:00 pm

II. ROLL CALL OF OFFICERS

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

III. GENERAL DISCUSSION

Resident Comments: Trash has not been picked up. Normally should be every week.

IV. APPROVAL – Minutes for June 9, 2021

1st G Smith 2nd J Desmond

V. UNFINISHED BUSINESS

1. Fawn Ridge Entrance: rerouting traffic in next two weeks - Signs say July 27th the new entrance will be used
2. Citrus Park Drive - roadway to deer park elementary is complete but requires additional paving and traffic calming measures prior to being opened.
3. Monument and entrance at front
 - working around right of way issues
 - Fencing will not be provided on north side of extension between Fawn Ridge and Sheldon as this land owned by ER.
 - Fencing along Citrus Park not likely completed until October or after road opens.
4. Wall maintenance
 - New Gauge provided list of homeowners signed, 18 left with no response
 - New Gauge to spend one more month to approach them but board has insisted that this not go past that date and Jim suggested that we notify them they will be responsible for \$150 / foot for almost \$9k of repairs in next year or two if they don't sign.
5. RFP
 - 4 banks have responded and are interested
 - LOC for funds to provide security from large expenses
 - debit card for use by such things as social committee
 - July 22nd for proposal deadline

VI. NEW BUSINESS

6. Transfer of common land
 - Transfer to Key West decision ratified and signed by Jim Desmond
 - Sent to Key West Attorney
 - Fawn Ridge to sign Quit Claim as Key West needs to get an electrician in there before county rips up median and trees and signage.
 - Village B Parcel B

7. Security of Fence

- HOA is not responsible for destruction but responsible for cleaning and maintenance so there is a threat that graffiti could cause the association money.
- Get quote on our cameras but hard to see people on other side of fence
- Talk to county to see if security is something they are taking into consideration and whether the county or water company will have surveillance along that portion of road.

8. Sidewalk maintenance (Exposition)

- when should we clean them? spring or fall
- board agreed to spend the \$300-500 to clean Exposition problem areas
- next year will specifically spell out budget item for sidewalk cleaning

VII. ONGOING BUSINESS9.

9. Violations

- 37 violations closed but 57 new violations opened.
- No new items to send to fining committee
- Lost member of fining committee so older items have not been reviewed but 2 of those items were resolved.
- Peggy Edwards volunteered for Fining Committee

VIII. REPORTS

10. Finances

- Most outstanding balances have been sent to lawyer for Lien except for 3 accounts over \$500 where outstanding amounts are attributable to fines. Cannot put a lien against fines.
- Jim mentioned accounts payable for those accounts which are property management
- Companies would not pay attention to those items because of sub-\$1000.
- Question if legal fees incurred for collection of fines were recoverable through lien?

11. Architectural

- Denise A updated board on color palette voting and approved colors that were 50% + or better of votes.
- New color palette book to be created with new colors
 - 2 of the arch committee attended meeting with color specialist
- Jim Desmond asked if we should be training or instructing committee on process and procedures.
- Agreed that as part of color approvals, the committee must take into consideration the general harmony and flow of the area where colors are proposed and must inspect properties immediately adjacent and across from petitioning property to ensure there is no conflict with color schemes. Mike will ensure that proper assessments are presented to the committee or taken into consideration.

IX. BOD Next meeting – August 11 @ 7 pm (virtual)

Annual Meeting for residents – planning

X. AJOURN: G Smith 9:17pm