



**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

Vacant

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:**
 - i. *Disclaimer on Role of Attendees & Process*
 1. *Meeting Participation Policy 8.21.20*
 - ii. *Open floor limited to 3 minutes per speaker*
4. **Approval of Meeting Minutes:**
 - A. Sept 8th , 2021 Meeting
5. **Unfinished Business**
 - A. Citrus Park Drive Extension
 - i. *Updates and developments with county*
 - ii. *Monument Quotes & Reader Board*
 - B. Bank RFP
 - C. Wall Management Assessment
In lieu of study, get cost to remove trees to assess
 - D. Neighborhood Watch
6. **New Business**
 - A. Trash Can Site Upgrade
 - i. *Determination of vendor*
 - B. Food Drive
Level of sponsorship
 - C. Architectural Committee
*Formal Meetings and Minutes to meet regulations
Paint Palette Expansion Process*
 - D. Compiled Financial Statement
7. **Ongoing Business**
 - A. Community Maintenance
*Community Wall Maintenance Status
Other Maintenance
Study on best approach to managing walls*
 - 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:** Nov 10th , 2021

10. **Adjournment**

DATE: Oct 13th , 2021
TIME: 7:00 PM EST

Fawn Ridge Maintenance Association
Board Of Directors – Minutes
October 13, 2021 - Virtual Meeting

I. CALL TO ORDER

Vice President, Greg Smith @ 7:07 pm

II. ROLL CALL OF OFFICERS

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

III. GENERAL DISCUSSION

Resident, Brian asked for update on Citrus Park Drive Ext. (on agenda)

IV. APPROVAL – Minutes for Sept 8, 2021

1st J Desmond 2nd G Smith

V. UNFINISHED BUSINESS

1. Citrus Park Drive Extension(CPDE) – Access road for water treatment plant is open
2. Community Wall is erected (wall to shield Fawn Ridge from 4 lanes of traffic)
3. Monument and entrance at front
 - Fawn Ridge sign to be installed once permitting is complete
 - Permitting is 8-9 week process. Permitting process began approx. week of September 22nd
 - Randy Murphy, Jim Desmond and Mike Castro to meet with Creative Sign Co
4. RFP Banking – J Desmond Request for Proposal for banking services referred to December meeting
5. Tree Services
 - Contract tree service company to conduct study (approximately 200 trees throughout Fawn Ridge)
 - Study will determine which trees are healthy, trees for root pruning or trees to be removedMotion by Jim Desmond 2nd Greg Smith
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. Neighborhood Watch
 - New Committee Chair - welcome Richard Cortez
7. Doggie Stations
 - New design of doggie stations
 - Motion to contract Green Thumb Nursery for design motion by J Desmond 2nd D Acevedo

VII. ONGOING BUSINESS

8. Violations

- 76 initialed new
- 37 closed
- M Castro met with Fining Committee – Minutes forthcoming

9. Community Maintenance

- Wall Easement - awaiting a few agreements
- Members/homeowners refusing to sign may be held responsible to fund wall on personal property

VIII. REPORTS

10. Architectural Committee

- 6 members are on the committee
- 3 members are always available to meet to approve/disapprove architectural changes
- Strict guidelines written for committee members to follow based on Attorney Friscia language

Florida Highway Patrol (FHP)

- 26 tickets
- 24 warnings
- 8 faulty equipment

11. Social Committee – pay for signage for Metropolitan Ministries Food Drive

IX. BOD Next meeting – November 10th @ 7 pm (virtual)

Annual Meeting for residents – planning

X. AJOURN: 8:56pm J Desmond 2nd G Smith