

Fawn Ridge Maintenance Association, Inc.
C/O Wise Property Management, Inc. 18550 N. Dale Mabry Hwy
Phone 813-968-5665 Fax 813-968-5335

Board of Directors Meeting Minutes

Date: August 9, 2023

Time: 7:00 PM

Place: Maureen B. Gauza Public Library

1. Call to order: 7:00 PM EST by President Racine
2. Roll Call of Elected Board Members Conducted – 4 Present, 1 Absent
 - a. President – Matthew Racine
 - b. Vice President – Chris Renshaw
 - c. Treasurer – Denise Acevedo
 - d. Secretary – Ashley Coxwell
 - e. Director at Large – Greg Smith → Absent.
 - f. Quorum Present: Yes
 - g. Wise Property Manager Present – Camilo Clark
3. General Discussion - Open floor limited to 3 minutes per speaker.
 - a. Grace → Concerned over Facebook post with young kids holding baby alligators by Fawn Ridge community ponds.
 - i. Asked if we have more warning signs to place by ponds warning of alligators.
 - ii. President Racine mentioned trying to use Hillsborough County money for more permanent signs.
 - iii. Property Manager Clark stated that he could pick up some temporary signs for about \$40.
 1. Need one for Breland.
 2. Cam stated that he would look at designs and send to the board for review.
 - b. Michelle Williams
 - i. Air B&B located across street from her residence.
 1. Asked the board what the precedent for Air BnB's in the neighborhood is and expressed concerns about who is staying there and if they're a safe person to be in the community/around children. Ms. Williams also mentioned that the tenants are constantly changing, and the number of

vehicles is creating a traffic hazard/inconvenience in that particular area.

2. Property Manager Clark mentioned that the Fawn Ridge governing documents do not cover Airbnb's or short-term rentals specifically. The governing documents do state you cannot operate a business out of your home. This could be a way to prevent these. CCR's have no restrictions currently.
3. Mr. Clark proposed trying to add a minimum rental term to the governing documents, which is currently absent.
4. President Racine mentioned that we will address this topic later in the meeting. He went on to state that trying to get an amendment passed now with a minimal rental period would require a super majority of 90% to pass. The board to discuss further how to handle.

c. Bob Robertson on Hampden

- i. Thanked board for rescinded violation for item in back yard.
- ii. Addressed new statute and how the ARC committee guidelines will work for these items moving forward.
- iii. Requested for community to see a draft prior to passing any changes.
- iv. Asked BOD to dismiss similar violations and ensure satellite imaging is not being used per new statute.
- v. Concern expressed over daily fines for violations and comments made at previous meeting.
 1. President Racine and Mr. Clark advised that imposing the fines is a way to get compliance when all other requests for compliance have gone unanswered. The intention is not to fine just to fine residents.

4. Approval of Meeting Minutes

- a. July 12th, 2023 – BOD Meeting
 - i. President Racine moves to approve the July 12th, 2023 Meeting Minutes
 - ii. 2nd - VP Renshaw
 - iii. Ayes have it – No opposition, no abstentions.
 - iv. Director at Large Smith absent for vote.
 - v. July 12th, 2023 Meeting Minutes approved.

5. County Presenters

- a. HC School Board Director – Nadia Combs
 - i. HCPS Boundary Analysis
 1. Introduction of Ms. Combs– Chair of Hillsborough County School Board, District 1 representative.
 2. Ms. Combs spoke to some of the challenges the school board faced when evaluating the boundary analysis:
 - a. Financial concerns expressed were that overall, Florida has the 48th worst pay rate for teachers and is currently experiencing

the highest inflation rate in nation. County and state are losing teachers to better paying jobs in lower-cost areas.

- b. Ms. Combs express that she actually wanted something more aggressive (Scenario 2 from the original plan that would not have affected the Fawn Ridge community) for better financial outcome and tried to look at whole picture when evaluating the new boundaries.
 - c. Ms. Combs explained that Fawn Ridge was rezoned for Smith and the Eagles and Highland Park neighborhoods remained zoned for Farnell solely due to their proximity to the school.
 - d. A large factor in the rezoning was the cost of bussing and eliminating where possible.
 - e. Ms. Combs stated that the rezoning due to the boundary analysis yield an \$11 million savings overall for the county.
3. Ms. Combs commented on plans at Smith to elevate them to an A school and help maintain the property values in the area with attractor programs at Smith to draw students and families similar to Alonso High School.
 4. Ms. Combs also stated that she would assist Fawn Ridge learners in getting their school choice selections, if needed. She stated that she will work with families to keep/get Fawn Ridge learners where they need/want to be. Additionally, supporting our learners finishing their middle school at Farnell if that is where they started.
 5. Ms. Combs mentioned that there has been an increase in enrollments at charter schools from 8,000 → 35,000 students, which has changed how the district operates the community schools.
 6. Ms. Combs answered a question regarding the new Hazel Mental Health Center and the cost the district paid for this facility. Ms. Combs stated that the district did not paying for this center.
 7. Ms. Combs also mentioned that other ancillary programs like ProfferFish (the Hillsborough County online tracking program for volunteer hours, \$140,000 savings by ending contract with company and going back to paper) are being evaluated for additional savings to the district.
 8. Ms. Combs stated that Farnell is still currently open for choice, and she will work with Matt Romano (over Farnell) to help place Fawn Ridge learners via the school choice program into Farnell, if requested.
 9. Ms. Combs additionally stated that a major Issue with the Hillsborough County school budget was that the referendum did not pass (only county in the state), which directly affected teachers and their inability to get an increase in pay. The county has lost teachers to other counties due to better pay and lower cost of living.
 10. Ms. Smith mentioned that the middle school Dual Language Program will be moving to Smith.

**When pressed for an answer on whether we can expect Fawn Ridge to be rezoned in the near future, Ms. Combs stated that, “there should be no boundary change in next 4-6 years” for our community. She stated that the trend is to see everything moving towards proximity to schools. Ms. Combs further stated that she will work hard to keep us where we are, and that Deer Park still has capacity and there are no immediate concerns for our learners attending Deer Park Elementary.

- b. HC Tax Collector – Nancy Millan → Not Present
 - i. Property Taxes, Due Dates, Payment Options
6. Unfinished Business
- a. Governing Document Modifications
 - i. Flock Surveillance Policy – Smith Update → Director at Large Smith absent. Table for next meeting.
 - ii. Policy, Procedures, Fining Policy – New Florida Statutes
 - 1. Treasurer Acevedo asked that since we don’t have Kaufman language in our governing documents, do these apply to us? Further requesting that the BOD go to council to review.
 - 2. President Racine proposed for the BOD to make guidelines to allow community to have these items in their yards. Focus on making our guidelines up to date and get ARC guidelines updated to grandfather people in.
 - a. President Racine would like to make this applicable to paint colors as well.
 - b. President Racine is working to update ARC policies and submit to BOD for review and approval.
 - 3. Treasurer Acevedo spoke again about the community not having Kaufman language that, if present, would automatically update us with the laws.
 - 4. Property Manager Clark advised the BOD to focus on usage restrictions (i.e., not using a shed as a dwelling) and amend ARC guidelines to mimic that instead of trying to pass an amendment.
 - 5. A vote was to take place to see if the BOD wanted to spend the funds to consult legal council on this matter, but Mr. Clark stated that he would see if council would answer his question regarding the Kaufman Language and how the new statute can be applied.
 - iii. Architectural Guidelines – Update Required
 - iv. Web and Communications Policy – Racine Update
 - 1. President Racine updated policy to remove anything not applicable or extraneous.
 - 2. Table vote to adopt this policy until next meeting.
 - v. Proposed Amendments Plan – Village A Door-to-Door Announcement
 - 1. Email to be sent to the community that BOD members will be going door to door to get these amendments signed/answer any community questions → Start in Village A. Once passed, will post on website.
 - 2. Michelle Williams to email President Racine regarding Air BnB’s, so the BOD can look into the laws governing this.

- a. Board to review for further action.
 - b. Amendment for 30-day minimum rental to limit these short-term rentals.
 - b. Community Border Wall Update
 - i. President Racine mentioned that the pre-work on the wall was moving forward.
 - c. Entrance Sign(s) Redesign – Update
 - i. President Racine also noted that the entrance sign redesign was also moving forward.
- 7. New Business
 - a. Flags at Front Entrance – West Side
 - i. Update for Ken Hagan’s Office → Asking if the community can have 3 flags put there instead of a sign: US, State, Community Flag proposed as the three flags to included. Easier to move a flagpole than sign, if county needs access to that part of the road.
 - ii. No sign and no arch over street allowed.
 - b. Spanish Translation
 - i. President Racine’s request to translate document(s) as part of getting amendments passed, is community understanding them.
 - ii. President Racine had community email translated to help communicate and hopefully pass the amendment in Village A.
 - 1. Would like to look at translating the ARC guidelines as well.
 - 2. Getting a quote on cost to translate. Identify which docs to translate that would be helpful to the community.
- 8. Ongoing Business
 - a. Violations
 - i. Fining Review Committee Meeting Monthly Setup
 - 1. President Racine moves to approve recommendations to the Fining Committee with the exception of the violation at 9038 Breland.
 - 2. 2nd - VP Renshaw
 - 3. Ayes have it – No opposition, no abstentions.
 - 4. Director at Large Smith absent for vote.
 - 5. The recommended violations will move to the Fining Committee except for violation at 9038 Breland.
 - ii. 9038 Breland Violation Repeal
 - 1. President Racine moves to remove the violation on 9038 Breland due to mistakenly thinking the house had been recently painted without ARC approval.
 - 2. 2nd - VP Renshaw
 - 3. Ayes have it – No opposition, no abstentions.
 - 4. Director at Large Smith absent for vote.
 - 5. The violation at 9038 will rescinded.

9. Reports: Limited to (4) four minutes each.
 - a. Treasurer – Denice Acevedo
 - i. Mentioned \$200 maintenance fee for the pond → this was voted on already and passed.
 - b. Architectural Committee – Jeanne Gorecki
 - i. Required to Zoom all meetings moving forward.
 - ii. ARC committee needs to set dates for when the ARC committee will meet and publish.
 - c. Neighborhood Watch Committee – Jeanne Gorecki
 - i. National Night Out on 10/3. Sent out email to committee.
 1. Deciding between park or driveways.
 - d. Fining Committee – Anne Westmoreland
 - i. Anne not present.
 - ii. Looking for volunteers.
 - e. Social Committee – Matthew Racine
 - i. No new chair.
 - f. Web and Communication Committee – Jade Skarda/Evelyn Knoll
 - i. Jade to reach out to President Racine.
 - g. Property Manager – Camilo Clark
 - i. Nothing to note.

10. Next Meeting

- a. Date: September 13th, 2023 @ Maureen B. Gauza Public Library
- b. Time: 7-8:30PM

11. Adjournment at 8:30PM

- a. President Racine moves to adjourn August BOD meeting.
- b. 2nd – VP Renshaw
- c. Ayes have it. No opposition. No abstention.
- d. Director at Large Smith absent for vote.
- e. Meeting adjourned at 8:30PM