

Fawn Ridge Maintenance Association
Board Of Directors – Minutes
March 9, 2022 - Virtual Meeting

I. CALL TO ORDER

Vice President, Greg Smith @ 7:00 pm

II. ROLL CALL OF OFFICERS

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

III. GENERAL DISCUSSION

Resident, Jason Ledbetter – suggested to form a committee, which would impact Fawn Ridge home values. The committee during its discovery period would present ideas to maintain or increase value of Fawn Ridge homes

IV. APPROVAL – Minutes for December 6, 2021 (Budget Meeting)

1st Greg Smith 2nd Denise Acevedo

V. ELECTION OF ASSOCIATION OFFICERS

1. Election of Officers – BOD agrees to increase by 2 members
2. BOD member requirement and Legal Docs
 - a. President, Chris Renshaw
 - b. Vice President, Greg Smith
 - c. Secretary/Treasurer, Denise Acevedo

VI. UNFINISHED BUSINESS

A. Citrus Park Extension

1. Reduce Berm (higher) – New Gauge contacted Hillsborough County
2. Hillsborough County will close out Citrus Park Drive in April
3. Counsel will review signage agreement
4. Creative Signs are in the process of removing proprietary design
5. Permit has been submitted to Hillsborough County and New Gauge to follow up with Hillsborough for status update

B. Governing Document Modification

1. Amendment for Fines signed by Chris Renshaw & Denise Acevedo
2. Guidelines for Statement of Commitment Changes
Committee to form and work together to prepare and propose Declaration amendments
3. Separate Secretary and Treasurer position

C. Website Modernization – Table for the end of next year

- D. Community Communications – BOD to confirm updated email addresses for email blast
- E. Wall Maintenance
 - 1. Arborist identified unhealthy trees along Fawn Ridge Blvd and Exposition Dr .
 - 2. Mike to obtain quote to remove unhealthy trees, followed by wall repair

VII. NEW BUSINESS

- A. Financial Audit - By-Laws state full audit to be completed annually
Chris Renshaw to interview HOA Accountant to audit 2021 financials
- B. Recall Campaign – no comment

VIII. ONGOING BUSINESS

- A. Community Maintenance – R&J Pressure Washing Services to clean Fawn Ridge Blvd & Exposition on March 21, 2022
Trees – see Wall Maintenance above
Mike Castro to obtain another quote before wall repairs to begin

- B. Violations
 - 49 Opened Violations
 - 53 Resolution to Violations
 - 7 Escalations

IX. REPORTS

- A. Treasurer – Denise (Acting)
Over budget for attorney fees – remainder of budgets are within limits
- B. Architectural Committee – Mike Castro
 - 14 pending
 - 30 submissions
- C. Neighborhood Watch – R. Cortez not available
- D. Property Manager – M Castro
 - Delinquent Report – 29 members received outstanding notices
 - Legal Items - \$112,857.00 received in collectables

ADJOURN: 9:10 pm Motion by Chris Renshaw 2nd by Greg Smith

NEXT MEETING: April 13, 2022