

**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: September 13, 2023**

**Time: 7:00 PM**

**Place: Maureen B. Gauza Public Library**

1. Call to order: 7:01 PM EST by President Racine
2. Roll Call of Elected Board Members Conducted
  - 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. Diane DeMichele voiced her concerns regarding the proposed modifications to the governing documents:
    - i. Fining Revision
      1. Section 6.2 – Diane notes there is a typo that should have been corrected. In the last sentence of the first paragraph, the word Files should be Fines. Diane suggests that if you are going to update the documents, please ensure that all typos are corrected.
        - a. “Files of up to \$100 per violation per day to a maximum of \$1000.00 is permitted under the Statutes and is applied against the homeowners’ account. “
      2. Section 6.4 – The change to time period for minor violations response from 30 days to 7 days seems excessive. Proposal would allow a total of 14 days to comply, the same as for a critical or major violation. If a homeowner is out of town on vacation and does not receive the notice, or if the homeowner needs to hire someone to make the correction, then the fine in the same timeframe as if the violation was critical or major. Suggests adjusting to 14 days.

- a. Bob Robertson also supported call for clarification on extensions.
- b. President Racine wants to avoid these types of violations going out to 60 days, if an extension is filed. Lawn issues should be resolved within a total of 14 days. President Racine stated that homeowners can request an extension to respond and reply to a notice. Will look at including wordage regarding the extension in the revision.

ii. Architectural Guidelines

1. Section 23 – Diane does not think that Deed Restrictions section 3 applies for being superseded by Florida Statute 720.3045. Section 3 of the Deed Restrictions says that “no structure of a temporary character shall be used on any Lot at any time as a residence either temporarily or permanent.” The statute only talks about installing, displaying, or storing items on a parcel; not about what is considered a home. Diane does not want someone erecting a shed and then using it for a family member’s residence.
  2. Also, the change to section 1 of the Architectural Guidelines, first bullet on Single-family homes (only), should not have had the words “visible from the frontage or adjacent lot” added. This change is in violation of the Deed Restrictions section 3.
  3. Definition of Adjacent Visibility is not contained in the Statute. Diane states concerns regarding the maximum height of an object to block a structure/item in someone’s backyard.
    - a. Diane requests that the board consider not adding their own definitions of “visible” or “adjacent visible” to the architectural guidelines, since the state will probably be amending the statute to clarify the terms they used.
  4. Diane expressed concern over the “Nonvisible structures and alterations endorsement form”.
    - a. Other homeowners expressed similar concerns of not wanting to be in a position of approving or disapproving sheds or other items placed on their neighbors’ property.
  5. Section 24 – Display of Flags – Diane inquired as to whether temporary flag poles needed to be approved by the ACC? She has a flag that she displays for a day and then removes after the event and wants to know if that needs to be approved.
    - a. Since the flagpole is temporary in nature, she will not be seeking ACC approval.
  6. Section 5 – Front Doors – Diane asked about what “original colors and trim shall be used for Front doors” means?
    - a. President Racine advises that original would mean current color and Diane requested that be stated clearly in the new version of the proposed ACC guidelines.
- b. President Racine addresses homeowners and discusses concern over the vagueness of new law and that interpretation is going to be an issue. He further explains that is why

he revised the guidelines to help define frontage and adjacent visibility, maximum size of structure (150 sq. ft – largest without have to pull a county permit) and borrowed the Florida state guidelines language on flag poles to help create these standards the Fawn Ridge community can agree to in order to help eliminate this vagueness. The BOD legal council has even advised that the BOD create some guidelines to help govern this situation.

- i. Question posed: “What about people who have already taken action based on state law and installed their own modifications?”
- c. Bob Robertson
  - i. Bob express displeasure with the \$100 paint pallet fee if a homeowner wants to add a color to the pallet.
    - 1. President Racine notes that the community has to pay every time the Sherwin Williams Fawn Ridge pallet is updated and if a community member wants to amend that, they should pay for anything outside of a normal update.
    - 2. Bob believes the pallet could be updated quarterly for a \$400 annual line item in the budget.
  - ii. Bob also noted that he did not support the neighbor endorsement in the proposed changes to the ACC guidelines. He believes it is inappropriate to put member of community as “proxy” of board to approve or disapprove a structure. Leave it as ACC approval.
- d. Cam suggests that everyone submit an ACC application and ACC/Board can give final approval after reviewing. Do not include neighbor approval.
  - i. “Copy & paste” state statute
  - ii. “Shielded from view”
  - iii. Behind “approved fence”
  - iv. Applicable to everyone
  - v. Visibility is defined from ground level, behind a 6ft fence.
- e. President Racine states that the vote will be tabled until next meeting to allow more time for revisions.
  - i. Will hold special meeting to approve.

#### 4. Approval of Meeting Minutes

- a. August 9<sup>th</sup>, 2023 – BOD Meeting
  - i. President Racine moves to approve the August 9<sup>th</sup>, 2023, Meeting Minutes
  - ii. 2<sup>nd</sup> – Secretary Coxwell
  - iii. Ayes have it – 3 ayes, no opposition, VP Renshaw abstains.
  - iv. Director at Large Smith absent for vote.
  - v. August 9<sup>th</sup>, 2023, Meeting Minutes approved.

#### 5. Unfinished Business

- a. Governing Document Modifications
  - i. Flock Surveillance Policy – Smith Update

1. President Racine to reach out to Director at Large Smith to discuss repeated absences.
  - ii. Policy, Procedures, Fining Policy – Version 1.2 Approval Vote
    1. Table vote for special meeting based on community discussion at the beginning of the September BOD meeting.
  - iii. Architectural Guidelines – Version 1.4 Approval Vote
    1. Vote also table for special meeting to be held on 9/27.
  - iv. Web and Communications Policy – Version 1.1 Approval Vote
    1. Vote to Approve Web and Communications Policy:
      - a. President Racine moves to approve the Web and Communications Policy – Version 1.1
      - b. 2<sup>nd</sup> – VP Renshaw
      - c. Ayes have it – No opposition, no abstentions.
      - d. Director at Large Smith absent for vote.
      - e. Version 1.1 of the Web and Communications policy is approved.
  - v. Proposed Amendments Plan – Progress Update/New Amendments
    1. President Racine updated the membership that 4 BOD members went door to door in Village A to get 4 amendments passed. Noted that this strategy seems to be effective but will be a long process. Especially, if these 4 amendments are modified in any way in the future.
    2. Idea is to try to get to 75% and once 2027 rolls in, we can incorporate them automatically if we don't get 90% prior to 2027.
    3. Door to door more effective. Able to discuss and ask/answer questions. Able to get some responses from rental companies that interest in preventing more rental companies from buying into the neighborhood.
    4. Bob Robertson suggestion to add a “yes” and “no” boxes instead of leaving the “yes” box blank and opening the vote up to potential fraud.
      - a. President Racine agrees and board will look towards adding a “Yes” and “No” box for each amendment being voted upon.
- b. Community Border Wall
- i. Contract Agreement Signed
  - ii. Start Date and What to Expect
  - iii. President Racine advises that we're moving forward with painting and cleaning at this time. Scheduled to begin in 1-2 weeks. Email to come to notify the community. Permit is in place and President Racine has map of homeowners affected, who will be notified.
  - iv. Regarding the wall repairs, the County is now requesting original blueprints of walls or for the board to get blueprints made of current wall structures. Board if looking for our documents and has reached out to the County Commissioner's office for assistance in locating original blueprints.
  - v. Will ask for Color Key
- c. Entrance Sign(s) Redesign
- i. Contract Agreement Signed
  - ii. Permitting in Progress  In permitting phase. Determine exact location of sign.

- iii. In contact with Ken Hagan's office to receive status update.
      - iv. Should meet deadline.
    - d. Landscaping Common Areas
      - i. Review Bids for Stump Removal (17units)
        - 1. Bid #1 1 \$2750
        - 2. Bid #2 \$1150 Wreck It Tree
        - 3. Bid #3 \$2500 Stumped Up
        - 4. Vote for Stump Removal:
          - a. President Racine moves to vote on stump removal bids.
          - b. 2<sup>nd</sup> – VP Renshaw
          - c. Ayes have it – No opposition, no abstentions.
          - d. Director at Large Smith absent for vote.
          - e. Wreck It Tree with an \$1150 quote has been awarded the bid.
      - ii. Review Quotes for Lawn Service
6. New Business
  - a. Flags at Front Entrance – West Side
    - i. No new update from Ken Hagan's Office
  - b. Spanish Translation
    - i. RFQ Sent Out for All ARC Documents to be translated; still awaiting quotes.
  - c. Watch/Social Event – National Night Out  OCT 3<sup>rd</sup> 6-7PM
    - i. Go Over the Event Plan and Purpose
      - 1. Block captains will have pizzas.
    - ii. Review/Approve Budget at \$1000 from Costco
    - iii. Vote to Use Funds Out of Social Committee Budget for National Night Out Pizzas
      - 1. President Racine moves to use Social Committee funds to purchase pizzas for National Night out.
      - 2. 2<sup>nd</sup> – VP Renshaw
      - 3. Ayes have it – No opposition, no abstentions.
      - 4. Director at Large Smith absent for vote.
      - 5. Social Committee funds have been approved for use to purchase pizzas for National Night Out on 10/3.
7. Ongoing Business
  - a. Violations – Report/Fining/Schedule
    - i. VOTE to go to fining
      - 1. President Racine moves to approve recommendations to the Fining Committee.
      - 2. 2<sup>nd</sup> – VP Renshaw
      - 3. Ayes have it – No opposition, no abstentions.
      - 4. Director at Large Smith absent for vote.
      - 5. Recommendations for fining will move to the Fining Committee.
  - b. Community Maintenance – Landscaping/Mulch/Ponds

- i. No new updates
- ii. President Racine states that we need to wait until walls are painted/repainted before we landscape.

8. Reports: Limited to (4) four minutes each.

- a. Treasurer – Denice Acevedo
  - i. Treasurer Acevedo noted additional legal fees this month.
- b. Architectural Committee – Jeanne Gorecki
  - i. ARC to ACC name change to match Deed Restrictions.
  - ii. Held first Zoom on Monday, 9/11 with all ACC members present.
  - iii. Will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month, if required. Depends on volume of applications if 2 days will be needed.
- c. Neighborhood Watch Committee – Jeanne Gorecki
- d. Fining Committee – Anne Westmoreland
  - i. Homeowners who were to be fined did not appear at last Zoom fining call.
- e. Social Committee – N/A
  - i. Still no volunteers to be Social Chair; still have money in the budget for some events.
- f. Web and Communication Committee – Jade Skarda/Evelyn Knoll
  - i. Evelyn Knoll posted Back to School.
- g. Property Manager – Camilo Clark
  - i. No report.

9. Next Meeting

- a. Date: October 11<sup>th</sup>, 2023 @ Maureen B. Gauza Public Library  May try to stream the meeting via Zoom.
- b. Time: 7-8:30PM
- c. SPECIAL SESSION: 10/27 via Zoom
  - i. President Racine to send an email blast and post on the website.

10. Adjournment at 8:23PM

- a. President Racine moves to adjourn September BOD meeting.
- b. 2<sup>nd</sup> – VP Renshaw
- c. Ayes have it. No opposition. No abstention.
- d. Director at Large Smith absent for vote.
- e. Meeting adjourned at 8:23PM