

Fawn Ridge Maintenance Association, Inc.

C/O Wise Property Management, Inc. 3903 Northdale Blvd Suite 250W

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Board of Directors Meeting Minutes

Date: October 11, 2023

Time: 7:00 PM

Place: Maureen B. Gauza Public Library

- 1. Call to order:** 7:00pm
- 2. Roll Call:** Matt, Chris, and Greg
- 3. General Discussion:**
 - i. Open floor limited to 3 minutes per speaker – Membership asked, no one had questions*
- 4. Approval of Meeting Minutes:**
 - i. September 13th, 2023 - BOD Meeting – Motion by Matt to approve the minutes as submitted, 2nd by Chris, Greg Abstains, motion passes*
 - ii. September 27th, 2023 - Special Meeting - Motion by Matt to approve the minutes with the correction removing Property Manager attendance from minutes, 2nd by Chris, Greg Abstains. Motion passes*
- 5. Unfinished Business**
 - Governing Document Modifications
 - i. Flock Surveillance Policy – Smith Update – Local law enforcement to have access to system on a as needed basis*
 - ii. Policy, Procedures, Fining Policy – Legal Update - Tabled*
 - iii. Architectural Guidelines – Legal Update Version 1.4 – Counsel reviewed, and provided suggestions, Matt spoke to members regarding the changes. Motion by Matt to adopt the ARC guidelines at the November board meeting, 2nd by Chris, all in favor*
 - iv. Proposed Amendments Plan – Update Version 1.2 – Matt spoke to members regarding the plans moving forward to get the amendments passed.*
 - Community Border Wall Update

- i. Drawings and Plans Cost Review – Matt provided update on the project, walls have been cleaned, walls to be painted with a lighter tan color due to heat and to match the new entrance sign. Belt Engineering provided an engineering report; however, we need building plan for the walls that need to be rebuilt. Vendor and property manager not able to find the original plans filed with the county. Motion by Matt to approve the proposal of \$1700.00 to have plans drawn up for the walls that need to be rebuilt, 2nd by Chris, all in favor.*

Matt informed the board there are 7 trees on homeowners' property that need to be removed to complete the wall repairs, does the board want to pay for the removal so the project is not slowed down. Greg states the association had documents signed by homeowners that the association would repair the walls, however they would be responsible for the cost of any tree removal, he is worried if the board does remove the tree's, it is setting the president for future requests. Matt mentioned there are other walls in the community that will need to be repaired in the future that was not included in this belt engineering report. Board will reach out to counsel with the signed documents to advise how to move forward

- ii. Announcements*

- Entrance Sign(s) Redesign – Update – Was informed today the permit was approved.
- Spanish Translation Update - Tabled

6. New Business

A. Community Maintenance

- i. Volunteers to Mulch Entrance – Matt spoke to members regarding getting volunteers to mulch the entrance, the community would be done in phases.*
- ii. Lawn Care Service Quotes – Chris provided updates on proposals he likes the proposal from R & R Landscaping, Chris to send information to Matt to send out to the board.*

Fall/Winter Social – If members have ideas email them to Matt

7. Ongoing Business

- A. Violations - Report/Fining/Schedule –** Inspection scheduled for the week of the 22nd, fining committee meeting on 10/12/23
- B. Community Maintenance –** 17 stumps in the community removed, wall maintenance project started.

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

- A. Treasurer – Denise Acevedo –** Cam provided report as Denise not in attendance. Association current is in a good position financially.
- B. Architectural Committee –** Jeanne Gorecki – Next meeting 10/16 by Zoom

- C. Neighborhood Watch Committee – Jeanne Gorecki – Community NNO event went well, some officers were able to attend, members would like more community events like this in the future.
- D. Fining Committee – Anne Westmoreland – Next meeting is 10/12/23
- E. Social Committee – Open Seat – Need volunteer, if interested please email board
- F. Web and Communication Committee - Jade Skarda/Evelyn Knoll – Posting on FB for XMAS light volunteer
- G. Property Manager – Camilo Clark – Nothing to add that has not been discussed already

9. Next Meeting

- A. Date: November 8th, 2023 @ Maureen B. Gauza Public Library and Zoom
- B. Time: 7pm – 8:30pm

10. Adjournment – Motion to adjourn at 7:40pm by Matt, 2nd by Chris, all in favor.