

**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: November 8, 2023**

**Time: 7:00 PM**

**Place: Maureen B. Gauza Public Library and via Zoom**

Meeting, Public Message Board 9/14/2023, Official Website, Official Emailing from Property Management Portal 11/10/2023 and Facebook Social Page.

1. Call to order: 7:00 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
  - f. Quorum Present: Yes
  - g. Wise Property Manager Present – Camilo Clark
3. Approval of Meeting Minutes
  - a. October 11<sup>th</sup>, 2023 – BOD Meeting
    - i. President Racine moves to approve the October 11<sup>th</sup>, 2023 – BOD Meeting Minutes
    - ii. 2<sup>nd</sup> – VP Renshaw
    - iii. Smith brings forth change for president to precedent.
    - iv. President Racine moves to approve the October 11<sup>th</sup>, 2023 – BOD Meeting Minutes with the spelling correction.
    - v. Ayes have it – Secretary Coxwell Abstains.
    - vi. October 11<sup>th</sup>, 2023, Meeting Minutes approved.
4. General Discussion - Open floor limited to 3 minutes per speaker.
  - a. Bill Beck – Asking for update on “Shed Gate”
    - i. Not on agenda. Email President Racine.
  - b. Diane – Plants on Breland
    - i. Potential issue with drip line.

- ii. Asking how to get an item added to agenda → Email BOD to request update or BOD will update when pertinent.
- c. Update to sign → Will discuss during sign update later in the agenda.
  - i. President Racine will allow further discussion at that point.
- d. ZOOM Participants:
  - i. President Racine offers attendees chance to add to discussion.
  - ii. No further comments/questions.

## 5. Unfinished Business

- a. Governing Document Modifications
  - i. Flock Surveillance Policy – Vote to Adopt Update
    - 1. President Racine states that this will be tabled for December. Need more time to format.
    - 2. Danielle asks via Zoom– Have we actually used the Flock system?
      - a. President Racine responds that the Fawn Ridge BOD has not but law enforcement has. This is the intention of the Flock system.
  - ii. Policy, Procedures, Fining Policy – Legal Update
    - 1. President Racine advises that this will be tabled until we receive more feedback from legal.
  - iii. Architectural Guidelines – Legal Update/Vote to Adopt
    - 1. President Racine to make verbiage correction prior to vote.
  - iv. Proposed Amendments Plan – Modifications and New Amendments Discussion
    - 1. President Racine to discuss amendments with board and plan of action.
    - 2. Tabled until December.
    - 3. Asking for committee assistance.
- b. Community Border Wall – Updates
  - i. Many walls have been power washed and some painted.
  - ii. Issue with needing architectural drawings to move forward with the repairs/rebuilding. Plan was to find original architectural drawings but they were not found. Proceeded with getting new architectural drawings completed to meet this requirement. These documents were just submitted to the county for permit for repairs to be approved.
  - iii. Contractor invoice for wall repair material received.
  - iv. Discussion on trees and root maintenance.
    - 1. President Racine stated that the focus on furthest wall back to be repaired first as it is most damaged.
- c. Entrance Sign(s) Redesign – Updates
  - i. President Racine provided current status: There is one sign up. Variance for the other side was never sent to the county (prior BOD) due to changes to the original plan that community did not approve. Subsequent change away from county recommended designer and issues with an easement on a homeowner's property (now resolved) resulted in the plans not being submitted to the county

and thus no planning/infrastructure put in place to support larger/main sign that current sign was meant to compliment. Current issues with utility, water, wetland conservation issues will make getting a variance now for a larger/main sign challenging. Advice was to focus on East side with variance that was already in place for the smaller sign. The smaller sign was supposed to compliment the original larger sign that was supposed to be on West side. President Racine multiple avenues to relocate the larger/main sign by moving sign back – tree issue, cannot hang on fence, no arch due to DOT regulations. President Racine suggested that we put something less permanent like 3 flag poles on West side. Going back to Creative Design for some more ideas and talk with County to see what they will give us. Permission from county for sign on sound barrier wall. Don't expect giant sign with all the challenges. President Racine is asking for the community to reach out to county (Mr. Hagan) for quicker resolution.

- ii. \$35,000 – current sign cost, other expenses like rotating, etc. will cost more to make smaller, current sign look more appealing. Looking for total costs to adjust sign, so that we're reimbursed for all expenses by the county.

d. Zoom Questions:

- i. Helena's Comments– Didn't Citrus Park drawings show sign on renderings prior to construction in 2021? DC Johnson and associates Feb 2020 tried to get that in during survey and county did not update because they did not have design/schematics to build it in. We did not have changes submitted and now very difficult to change once infrastructure is now in place.
  - 1. 2019 board/management company at that time decided against using County's sign company.
  - 2. President Racine looking to do what we can with what we have and make the best of it. And keep working with County for best outcome from decisions made in 2019.
  - 3. Positive support from Robinson family on corner lot to continue to work on variance.
  - 4. Suggestion to replace "The Estates" sign on Breland with Fawn Ridge sign.
    - a. Owners currently won't give permission as that sign in on their property.
    - b. President Racine to look into that option further.
- ii. Question from Zoom (homeowner not identified) – Have we looked at putting the sign in the entrance median?
  - 1. President Racine noted that we don't own that and we can't put something that will block view of left hand turns, but he will revisit if we can modify that median as an option.
  - 2. Please email President Racine at [president@fawnridge.org](mailto:president@fawnridge.org) with your ideas, so he can consolidate list to see what we can get done.
  - 3. Did the original plans budget not just for materials but for support/personnel to complete the project?
    - a. Sign company and legal and president working on it.

- b. When we chose to work with a different company, we gave up rights to some resources.
    - iii. Denise – Can we go back to original sign company?
      - 1. President Racine will request county sign company information.
- 6. New Business
  - a. Community Maintenance
    - i. Volunteers to Mulch Entrance
      - 1. Looking for TL mulch vs. bagged mulch with community help to spread.
      - 2. Start at entrance/Fawn Ridge Blvd.
      - 3. President Racine suggesting to purchase on debit card and he will lead volunteers. \$1000 at a time, as mulch is needed.
      - 4. Across from Breland pond – Noted that pine straw best option to keep erosion to minimum.
    - ii. President Racine moves to load \$1000 to the BOD debit card for the purpose of purchasing mulch for the community.
    - iii. 2<sup>nd</sup> – VP Renshaw
    - iv. Ayes have it – None opposed, no abstentions.
    - v. Proposal to load \$1000 to debit card for mulch is approved.
    - vi. Lawn Care Service Quotes
      - 1. Sprouts
      - 2. President Racine to create cost comp worksheet and present for vote.
  - b. Fall/Winter Social Event Ideas – Move to end of agenda
    - i. Christmas Decorations Competition – Will continue annual tradition.
      - 1. Community Decorations
        - a. Will try to have community decorations.
        - b. Evelyn gathering information/quotes.
        - c. Any volunteers to offer design services? Email President Racine.
    - ii. Christmas Caroling at the Park – Evening with cookies, hot chocolate, etc.
      - 1. Need volunteers
      - 2. Reach out to President Racine.
    - iii. Food/Toy Drive – More to follow.
  - c. Farnell/Smith
    - i. Nadia Combs Update – Choice
    - ii. Discovered that our community could not choose into Farnell as was promised at the BOD meeting Nadia Combs attended. President Racine called Nadia Combs immediately to straighten out situation.
      - 1. Ms. Combs stated that this was a mistake and the county Superintendent approved the Fawn Ridge Community to have access to Farnell during 2<sup>nd</sup> round of choice. (early 2024)
      - 2. Please send President Racine an email with students' name(s) that we'd like included in choice for 2024-2025 school year.
    - iii. Noted that Smith is adding new programs to bump up to A rated school. Deer Park DL will move to Smith.

1. Cambridge program into Smith, translate to IB program at Sickles.
  - iv. Nadia's Cell phone #813-263-2088, if needed.
  - d. 2024 Budget
    - i. Starting the process to review and make necessary changes
    - ii. Wise Property 2x month vs. 1x month – offset high property management with lower anticipated legal costs.
      1. Get violations taken care of more expeditiously.
    - iii. Same dues and fees as prior year → that is the plan but may change based on costs.
    - iv. Check website for updates.
  - e. Friscia & Ross – Legal Balance
    - i. \$6700 balance verbal argument of 2<sup>nd</sup> appeal.
    - ii. President Racine moves to pay off remaining balance of \$6700.
    - iii. 2<sup>nd</sup> – VP Renshaw
    - iv. Ayes have it – None opposed, no abstentions.
    - v. Proposal to pay off remaining legal balance of \$6700 to Friscia and Ross approved.
  - f. Domain Renewal Invoice
    - i. Property Manager Cam Clark to review.
  - g. Mini Grant – Hillsborough County
    - i. Jeanne – Grant open and due 11/15.
    - ii. Propose that we used last year:
      1. Benches and new signs around pond.
    - iii. President Racine moves to submit last year's mini grant for consideration this year.
    - iv. 2<sup>nd</sup> – VP Renshaw
    - v. Ayes have it – None opposed, no abstentions.
    - vi. Proposal to submit last year's mini grant for consideration this year is approved.
7. On-Going Business
- a. Violations – Report/Finish/Schedule
    - i. Property Manager Clark notes that the rental companies are getting the message that we're enforcing violations. Getting quicker responses to resolve violations.
    - ii. Keep Property Manager Clark updated if extension is needed, status, etc.
  - b. Community Maintenance
    - i. Noted that a tree fell on bench near Exposition pond- President Racine going to see he can clean up.
8. Reports: Limited to (4) four minutes each.
- a. Treasurer – Denice Acevedo
    - i. Construction \$38,000
    - ii. Friscia – One of the bills appears to have another address included, will investigate further.

- iii. Creative Signs \$20000+ paid.
  - iv. \$35000 for sign materials/variance/electrical/etc. → President Racine has reached out for detailed charges.
  - v. Check pond maintenance invoice to change timer on light \$775.50 – ok, included quarterly maintenance.
- b. Architectural Committee – Jeanne Gorecki
    - i. ARC still meeting twice/month via Zoom
    - ii. Denise – Since we’re getting around shed situation, we need to establish lean-to guidelines for attached shed to match.
    - iii. Need to draft something to add to ARC guidelines.
    - iv. Should just collect request, but on homeowner is not relieved county permitting responsibilities.
  - c. Neighborhood Watch Committee – Jeanne Gorecki
    - i. No report.
  - d. Fining Committee – Anne Westmoreland
    - i. Nothing this month.
    - ii. Next inspection/visit after Thanksgiving and will go from there.
  - e. Social Committee – Open Seat
  - f. Web and Communication Committee – Jade Skarda/Evelyn Knoll
  - g. Property Manager – Camilo Clark

9. Next Meeting

- a. Date: December 13<sup>th</sup>, 2023 @ Maureen B. Gauza Public Library and via Zoom
- b. Time: 7-8:30PM

10. Adjournment at 8:23PM

- a. President Racine moves to adjourn November BOD meeting.
- b. 2<sup>nd</sup> – VP Renshaw
- c. Ayes have it. No opposition. No abstention.
- d. Meeting adjourned at 8:23PM