

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: December 13, 2023

Time: 7:00 PM

Place: Maureen B. Gauza Public Library and via Zoom

1. Call to order: 7:06 PM EST by President Racine
2. Roll Call of Elected Board Members Conducted
 - a. President – President Racinehew Racine
 - b. Vice President – Chris Renshaw
 - c. Treasurer – Denise Acevedo – Absent with notice.
 - d. Secretary – Ashley Coxwell
 - e. Director at Large – Greg Smith
 - f. Quorum Present: Yes
 - g. Wise Property Manager Present – Camilo Clark
3. General Discussion:
 - a. Open floor limited to 3 minutes per speaker
 - i. Question regarding yard sale and when they can be held.
 1. President Racine – Need volunteer to run it. Figure out a good day and time and propose to the board.
 - ii. Jane Skarda – Suggests a committee for neighborhood beautification. Garbage, landscaping, pond, Christmas lights, etc. Intention is to help bring other areas that need attention to the board.
 1. Jane is happy to submit something to the board to form this committee but unsure if this crosses over with county responsibilities
 2. President Racine – This committee could help with mini grants moving forward.
 - iii. Evelyn Knoll – Question for Nadia Combs Will Farnell be up for choice for Fawn Ridge in the 2nd round? Not currently available for choice.
 1. Nadia Combs confirmed and will discuss during her portion of the meeting.
 - b. Presenter – Nadia Combs
 - i. Update on the re-boundary scenario.

1. Idea was to strengthen all schools in the area to help property values, and the biggest change in our area was with Smith Middle. Adding programs at Smith to attract students.
 - a. Adding AICE Cambridge program that will feed into AICE Cambridge at Sickles (honors type programs with more credits and opportunities to high school and to attract better students).
 - b. Choice for Farnell
 - i. 1st choice did not have Farnell on it, as long as it is not at 100% it will be on the list when the 2nd round of choice opens and Nadia will advocate for our community to get in via choice.
 1. Cannot guarantee but as long as they're not at 100%, Nadia will advocate for the FR learners.
 - ii. Any child currently in 7th, guaranteed to stay into 8th at Farnell.
 - iii. 5th or 6th Can choice in and provide own transportation.
 - iv. President Racine Romano In charge of choice, Nadia talking with him to get FR kids in on choice.
2. Ms. Combs reiterated that it all came down to proximity, transportation as the basis of the re-districting. \$14 million savings annually to help retain teachers.
 - a. Stated that Walker, Smith and Farnell are strong middle schools in the area.
 - b. Noted that the Dual Language program will be going to Smith.
 - i. Deer Park kids will have preference for Smith middle dual lang program.
 - c. President Racine is updating the spreadsheet for FR learners who would like to choice into Farnell for the next school year.
 - d. Nadia.combs@hcps.com or personal cell 813-263-2088 Please reach out.

4. Approval of Meeting Minutes

- a. November 8th, 2023 – BOD Meeting
 - i. President Racine moves to approve the November 8th, 2023 – BOD Meeting Minutes
 - ii. 2nd – VP Renshaw
 - iii. Ayes have it - Treasurer Acevedo Absent
 - iv. November 8th, 2023, Meeting Minutes approved.

5. Unfinished Business

- a. Governing Document Modifications
 - i. Flock Surveillance Policy – Vote to Adopt Update

1. President Racine updated to new format with all other policies and documents.
 2. Numberings/sections updated as well.
 3. Back out to board to for final review and vote at next meeting.
 - ii. Policy, Procedures, Fining Policy – Legal Update
 1. President Racine has sent this back to legal – once this review is complete it will get reviewed by BOD, vote in January.
 - iii. Architectural Guidelines –Vote to Adopt
 1. President Racine mentioned that the modifications were removed.
 2. One more review is expected by BOD with vote at January meeting.
 - iv. Proposed Amendments Plan – End of the Year Meeting
 1. President Racine will email the committee to get this set up.
 2. He is wanting to look at amendments for Air BnB's and some other President Racineers.
- b. Community Border Wall – Update
- i. Dave from DM Construction present for wall update – his notes/comments are below:
 1. All main walls in place and out for inspection prior to Christmas.
 2. Will put stucco up after county inspections on walls are complete.
 3. Will clean up for holiday and minimal noise/disruptions to community.
 4. Apologize for traffic disturbance but will put everything in order to reroute in accordance with all county guidelines.
 5. Start after 7AM
 6. Next wall that work will commence on is wall #13 back by park, next most damaged wall and then continue to lola and Sheldon.
 7. Dumpsters Some people putting non-construction materials in the dumpsters. Very expensive to dump with additional items. Encourage community to not put anything there.
 8. Low VOC and low dust, where possible.
 9. Root maintenance – Cam coordinating.
 10. Trees – one pine tree by wall #13 that should come down.
 - a. President Racine – Offering homeowner to pay to remove that tree, so it doesn't continue to disrupt the wall.
 - b. Member at Large Smith – Concerned about setting precedent of paying for removal and others asking for similar service.
 - c. President Racine – Asked Cam to send email to legal asking for a form to arrange the tree removal. Inquire on any legal issues with BOD paying for tree removal.
 - i. President Racine to send letter to homeowner once we hear back from legal.
 - d. VP Renshaw moves to email legal regarding tree removal
 - i. 2nd – President Racine
 - ii. Ayes have it
 - iii. No objections

- iv. No abstentions
 - v. Treasurer Acevedo absent.
 - vi. Motion passes for BOD to contact legal regarding tree removal at a homeowner's residence for purposes of wall updates.
- c. Entrance Sign(s) Redesign – Update
 - i. President Racine – Should have power and lights on Friday, 12/15.
 - 1. Sign will eventually be rotated slightly (15 degrees).
 - 2. West side of Fawn Ridge Blvd – President Racine asking county for another extension for variance.
 - a. Sign company spoke with county and assuming any modifications will be difficult due to wetland conservation. Asking for 6ft sign and move some landscaping.
 - b. Garden that is next to the wall, we cannot touch that due to water, electrical and communication lines running underneath there. Can re-landscape.
 - c. New sign would be straight across Fawn Ridge Blvd from current sign.
 - d. Private property – Working with Robinson's to work on an easement.
- d. Mini-Grant – Update
 - i. President Racine – County emailed President Racine that we didn't get the mini grant because we're not an HOA. President Racine responded that was not a valid reason since we are an HOA, so President Racine is awaiting a reply.
- e. Community Maintenance
 - i. President Racine - Set date to Mulch Entrance This Saturday, 12/16. President Racine will lead project, please come out to help if you can. Entrance, median and flower bed.
 - 1. Group discussion - Mulch on hold due to storms expected this Saturday.
 - ii. Christmas Lights/Décor – Update
 - 1. President Racine – Should be up on Friday. Delayed due to power. All the decorations will be our property and the company will store and re-install each year. Will be displayed on the same side as new sign and will go straight down same side. Next year, we will try for power on the other side to run decorations down both sides of Fawn Ridge Blvd.
- f. Winter Social Events
 - i. Christmas Decoration Competition
 - 1. Treasurer Acevedo purchased the gifts for the 44 homes that showed the most Christmas spirit BOD will send out within the next week.
 - ii. Fundraising – President Racine stated that this will not occur this year due to there being no volunteers to run the toy drive this year.

6. New Business

- a. Management Contract/Two Monthly Inspections President Racine's comments below:
 - i. Did increase cost slightly, but will offset with lower legal fees.
 - ii. Focus on community compliance vs. spending on legal issues.
 - iii. VOTE to approve new management contract with 2 inspections
 1. President Racine motions to approve the new management contract with Wise Property Management with increased inspections.
 2. 2nd - VP Renshaw
 3. Ayes have it
 4. No objections
 5. No abstentions
 6. Treasurer Acevedo absent.
 7. Motion passes for approve new property management agreement with increased inspections.

- b. 2024 Budget
 - i. Review/Approval of 2024 Budget
 1. President Racine states that the association fee not being raised for next year.
 2. Member at Large Smith suggests rounding up to an even \$400 but discussion yielding suggestion to remaining at \$396, as the budget currently reads.
 3. Additional discussion to adjust funds to general reserves.
 - ii. Vote:
 1. Motion by President Racine, to approved the proposed 2024 budget with all of the unallocated reserve amount of \$206,857.66 going to the general reserve line item, bringing the total of the general reserve to \$336,648.20, the wall painting reserve total \$26,095.725, and the wall repair / maintenance reserve total \$24,193.87
 2. 2nd by VP Renshaw
 3. Ayes have it
 4. No objections
 5. No abstentions
 6. Treasurer Acevedo absent.
 7. Motion passes for approve proposed 2024 budget per the comments in the motion.

- c. 2025 Budget – Set Date in November 2024 for vote.
- d. Annual Meeting – Set Date 1/24/2024 6:30PM-8:45PM
 - i. Elections
 - ii. Email President Racine if you're interested in running for the board next year Evelyn posted on FB.

7. On-Going Business

- a. Violations – Report/Fining/Schedule
 - i. 6 homes ready to move to fining
 - ii. VOTE
 - 1. President Racine motions to move the 6 homes in violation to fining with \$100 day, \$1000 max fees.
 - 2. 2nd by VP Renshaw
 - 3. Ayes have it
 - 4. No objections
 - 5. No abstentions
 - 6. Treasurer Acevedo absent.
 - 7. Motion passes.
 - b. Community Maintenance
 - i. President Racine – To track Nature Sprouts for any issues and we can re-evaluate, if needed.
8. Reports: Limited to (4) four minutes each.
- a. Treasurer – Denice Acevedo - Absent
 - b. Architectural Committee – Jeanne Gorecki
 - i. Met Zoom 12/4
 - ii. Asking board to send email because no consistency with ARC committee members, requesting more members added.
 - iii. Have 4 members currently Looking for one volunteer.
 - iv. Evelyn to put on Facebook
 - c. Neighborhood Watch Committee – Jeanne Gorecki
 - i. Light on Citrus Park and Fawn Ridge light is too short to turn into community.
 - ii. Jeanne brought up to community officer.
 - iii. President Racine – Believes its DOT that would handle that. Will get contact to see if that can be adjusted.
 - d. Fining Committee – Anne Westmoreland
 - e. Social Committee – Open Seat
 - f. Web and Communication Committee – Jade Skarda/Evelyn Knoll
 - g. Property Manager – Camilo Clark
 - i. \$135,000 Operating balance
9. Next Meeting
- a. Date: January 24th, 2024 @ Maureen B. Gauza Public Library
 - b. Board meeting Time: 6:30PM-8:45PM
 - c. Annual to start at 6:45PM
 - i. President Racine motions to set meeting accordingly.
 - ii. 2nd – VP Renshaw
 - iii. Ayes have it
 - iv. Acevedo absent.

- v. Motion passed to hold the annual board meeting on January 24th, 2024 at Maureen B. Gauza Library 6:45-8:45PM.

10. Adjournment at 8:35PM

- a. President Racine motions to adjourn December BOD meeting.
- b. 2nd – VP Renshaw
- c. Ayes have it. No opposition. No abstention. Treasurer Acevedo Absent.
- d. Meeting adjourned at 8:35PM