

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: January 24, 2024

Time: 6:30 PM

Place: Maureen B. Gauza Public Library and via Zoom

1. Call to order: 6:45PM EST by President Racine
2. Roll Call of Elected Board Members Conducted
 - a. President – President Racine
 - b. Vice President – Chris Renshaw
 - c. Treasurer – Denise Acevedo – Arrived @ 6:48PM
 - 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. December 13th, 2023 – BOD Meeting
 - i. President Racine moves to approve the December 13th, 2023 – BOD Meeting Minutes
 - ii. 2nd – VP Renshaw
 - iii. Ayes have it – Treasurer Absent for vote. No opposition. No abstention.
 - iv. December 13th, 2023, Meeting Minutes approved.
4. Unfinished Business
 - a. Governing Document Modifications
 - i. Flock Surveillance Policy – Version 1.2 Last Revision 11.23.2023
 1. Vote:
 - a. President Racine moves to approve the Flock Surveillance Policy – Version 1.2
 - b. 2nd – VP Renshaw
 - c. Ayes have it – Treasurer Absent for vote. No opposition. No abstention.
 - d. Flock Surveillance Policy – Version 1.2 approved.

- ii. Policy, Procedures, Fining Policy – Version 1.2 Last Revision 9.20.23
 - 1. Vote
 - a. President Racine moves to approve Policy, Procedures, Fining Policy – Version 1.2 Last Revision 9.20.23
 - b. 2nd – VP Renshaw
 - c. Ayes have it (all present). No opposition. No abstention.
 - d. Policy, Procedures, Fining Policy – Version 1.2 Last Revision 9.20.23 approved.

- iii. Architectural Guidelines – Version 1.4 □ Last Revision 9.20.23
 - 1. Vote
 - a. President Racine moves to vote on Architectural Guidelines – Version 1.4 □ Last Revision 9.20.23
 - b. 2nd – VP Renshaw
 - c. Ayes have it (all present). No opposition. No abstention.
 - d. Architectural Guidelines – Version 1.4 □ Last Revision 9.20.23 approved.

5. New Business

a. Wall Project Limited Resolution

- i. I move that the Association expend up to \$15,000* to remove trees, stumps, brush, and root pruning located on individual lots in Fawn Ridge to facilitate the wall maintenance project. The trees/stumps/roots/brushes will be removed from 13402 Eudora PL, 8728 Exposition Dr, 8732 Exposition Dr, and 873730 Exposition Dr. The Board finds it necessary to expend Association funds to remove these specific trees, as:
 - 1. the specific trees, stumps, brush, and root pruning must be removed for the Association to meet its maintenance obligations;
 - 2. the Association has an interest in ensuring prompt and uniform work on the wall;
 - 3. piecemeal removal of trees, stumps, brush, and root pruning would dramatically increase the cost of the Association’s wall maintenance project;
 - 4. piecemeal removal of trees, stumps, brush, and root pruning would unreasonably delay the Association’s wall maintenance project;
 - 5. the wall maintenance project was exacerbated in scope and expense due to failures to maintain the wall in the past;
 - 6. the Association wishes to honor commitments made by the previous management company and board of directors to remove specific trees, stumps, brush, and root pruning at the Association’s expense; and
 - 7. to the extent that trees, stumps, brush, and root pruning removal permit will be required, the Association is best positioned to secure a bulk permit at lowest cost and quickest turnaround.

- ii. No other trees, stumps, brush, and root pruning located on individual lots in Fawn Ridge will be removed at the expense of the Association.
- iii. Quote \$11,000
- iv. VOTE
 - 1. President Racine moves to vote on the Wall Project Limited Resolution.
 - 2. 2nd – VP Renshaw
 - 3. Ayes have it. No opposition. No abstention.
 - 4. Wall Project Limited Resolution approved.

6. Next Meeting

- a. Date: TBD @ Maureen B. Gauza Public Library Will be determined at the BOD meeting held after the Annual Meeting and Election of New Officers.
- b. Time: 7:00PM-8:45PM

7. Adjournment

- a. President Racine moves to adjourn January BOD meeting.
- b. 2nd – VP Renshaw
- c. Ayes have it. No opposition. No abstention.
- d. Meeting adjourned at 7:00PM