

Fawn Ridge Maintenance Association, Inc.
C/O Wise Property Management, Inc. 18550 N. Dale Mabry Hwy
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Board of Directors Meeting Minutes

Date: April 10, 2024

Time: 7:00PM

Place: Maureen B. Gauza Public Library and via Zoom

1. Call to order: 7:00PM EST by President Racine
2. Roll Call of Elected Board Members Conducted
 - a. President – President Racine
 - b. Vice President – Chris Renshaw
 - c. Treasurer – Danielle Walsh (not present for roll call, late to meeting)
 - d. Secretary – Ashley Coxwell
 - e. Director at Large – Mike Castro
 - f. Quorum Present: Yes
 - g. Wise Property Manager Present – Camilo Clark
3. Approval of Meeting Minutes
 - a. March 20th, 2024 – BOD Meeting
 - i. President Racine moves to approve the March 20th, 2024, BOD meeting minutes
 - ii. 2nd – Director at Large Castro
 - iii. Ayes have it – Treasurer Walsh Absent for vote. No opposition. No abstention.
 - iv. March 20th, 2024, BOD meeting minutes approved.
4. General Discussion:
 - a. Open floor limited to 3 minutes per speaker
 - i. Fred Martensen thanking President Racine and VP Renshaw for getting their wall fixed.
 - ii. Bill mentioned removing some brush/limbs along Fawn Ridge □ requesting an ETA on when it will be picked up.
 1. President Racine is going to reach out to contractor to possibly get a dumpster out there and allow community to dump as well.
 2. He further updated that stucco is going to start next week on FRB, will create a mess. Moving next to paint, etc.
 - a. Lack of traffic control and not enough equipment to block roads lead to stucco and paint being delayed.

3. The wall along Sheldon will be started as well. Should get a better update on timeline once this is started.
 - a. VP Renshaw mentioned reaching out to homeowners that backup to Sheldon to coordinate foliage not obstructing work to the walls.
 4. President Racine stated that the ETA to complete the walls is 2-3 months.
 5. Sidewalk repairs
 - a. No updates from President Racine or Jeanne Gorecki
 - b. FR on county list for roads and sidewalks.
 - c. Anne Westmoreland noted that she reported via the county online portal and they closed the claim without correcting the issue.
- iii. Zoom Participants – No comments.

5. Unfinished Business

- a. Governing Document Modifications
 - i. Proposed Amendments Plan
 - ii. President Racine - Need to restart this project.
- b. Community Border Wall – Updates
 - i. See update in “General Discussion” above.
- c. Entrance Sign Redesign
 - i. Reimbursement Update
 1. President Racine Corrected spreadsheet and now at the County awaiting reimbursement. Does not appear to be any issues at this time.
 - ii. Westside Entrance Sign
 1. County requested a timeline, which was created with CSD (Creative Sign Design) and sent to county with mock draft of sign. County is reviewing timeline and will let us know by the end of the week whether we will get the extension.
 2. If approved, sign could be done by October-December timeframe
 3. President Racine talking to Robinsons with verbal agreement to move fence and allow West Sign to be placed. They own easement.
 - a. Cost undetermined yet.
 - b. Need to memorialize in a written document with terms, what they will receive, what the HOA is taking care of, etc.
 - c. Once we get approval, may need to remove/add trees.
 4. President Racine will update community via website after we find out about extension.
 - a. Sign with be similar to current sign but larger than East side sign.
 5. Director at Large Casto asking about building a wall and placing sign on the wall.

- a. President Racine's reply - Formerly talked to Robinsons and it would have created a much larger issue/increased costs to pursue this route.

d. Spring Yard Sale – April 20th

- i. Email Blast, Friends of Fawn Ridge, and Nextdoor
 - 1. Evelyn to post reminder on Friday to FFR FB page.
- ii. Marketplace and Tampa Bay Times President Racine will handle TB Times and Evelyn to handle Marketplace.
- iii. This year there will be a truck at the park to collect items.
 - 1. More information to come via email blast from Matt.
 - 2. Lori/Bill will lock/unlock it and manage process.
 - 3. There is a list online of what is allowed. President Racine will include with email blast.
- iv. Beautification Committee
 - 1. President Racine requests proposal from Jade via email of what committee will need, # of people, etc. Board to review and move forward. Determine funds, etc.
 - 2. Request from community member for small median to be decorated and decorate around sign on East Side.
 - 3. President Racine mentions that once the walls are completed, this will give us more opportunities for community beautification.
- v. President Racine will post sign this Sunday to promote Community Yard Sale for next week.

6. New Business

- a. Sound Barrier – Repairs/Cost
 - i. \$250 President Racine and VP Renshaw were able to repair and reinforce the panel that fell down along Citrus/behind Breland.
 - 1. Added a bracket to hold panel in.
 - 2. President Racine prefers to fix ourselves if we can handle instead of calling the county, waiting, and incurring additional costs.
- b. Landscaping Requests President Racine stating that we have power throughout the neighborhood and sprinkler system. Make sure landscaping company is reporting any issues.
 - i. Replace Dead Tree on Breland
 - ii. Mulch on Breland big cost
 - 1. Need quote from Nature's Sprout with TL volume mulch to present at next meeting.
 - 2. Maybe look at pine needle coverage, mixture of pine needles and pine bark to save on cost.
 - iii. BOD is open to Suggestions Please send and give ideas of what the community can do after FRB is completed.

1. Diane asking about a remaining water line/power on the corner of Breland that is no longer functioning. Perhaps remove. Discussion regarding adding a fountain to the Breland pond.

7. Ongoing Business

a. Violations – Report/Fining/Schedule

- i. Property Manager Clark noted that forty-seven violations were sent and majority did comply. He will continue to follow up.

ii. Comments from Director at Large Castro:

1. States that the BOD must be more deliberate as to how we treat ARC modifications and how we enforce ARC restrictions. Follow through with properties that have modifications without ARC approval.
2. President Racine clarifies that Director at Large Castro wants ARC to approve lawn art.

- a. Director at Large Castro notes that anyone who puts anything in their yard requires an ARC form/approval. To maintain property values. Someone should be reviewing these additions.

i. Tire email situation referenced.

- b. President Racine states that Director at Large Castro can report them as he encounters them.

- c. Property Manager Clark advises that board should review guidelines with some temporary modifications allowable without ARC approval.

i. Property Manager Clark discussed tire issue with council and asked if leaning tire and tire art being the same thing. Council said no. Can be addressed as an unapproved ARC modification but different from a spare tire leaning up against a house.

3. Comment on “Shedgate” from Director at Large Castro:

- a. Gone through 6 years now and believes we have not gotten full information.

- b. Would like council to explain detail to the board what is happening in the case.

- c. Director at Large Castro motions to set up a meeting for the BOD to meet directly with council to understand full scope and get a firsthand account of situation.

i. 2nd – Motion does not receive a 2nd. No vote takes place.

- ii. Director at Large Castro inquires about how much have we spent already and what are we realistically going to recoup? Will we keep spending money. What are the options and how much longer are we going to lose money on it?

- iii. President Racine responds that we are now trying to recoup at this point.

- iv. Fred Martensen asks if there will be closure and will the HOA be reimbursed?
 - d. Property Manager Clark responds that his response was relayed from council and not “practicing law,” can request information on letterhead for the BOD. Additionally, states that the case is on-going and cannot be discussed freely in front of the entire community. Does confirm that the Geiders did file for bankruptcy.
 - b. Community Maintenance
8. Reports: Limited to (4) four minutes each.
 - a. Treasurer – Danielle Walsh
 - i. Last reconciliation report goes through January 31st. Requesting updated report.
 - ii. Property Manager Clark to provide.
 - iii. Vendors with expired insurance. Do we pay? Property Manager Clark stated that he needs to update.
 - iv. Requesting general ledgers – does she handle debit card, etc.?
 - v. Questions reoccurring attorney fees.
 - vi. President Racine recommends that Treasurer Walsh schedule meeting with Property Manager Clark tonight to review the topics discussed/questions asked.
 - b. Architectural Committee – Jeanne Gorecki
 - i. ARC had their meeting via Zoom on Monday.
 - ii. Meeting once a month now.
 - iii. Updated process is once the ARC Committee approves an ARC request, they will send to Property Manager Clark. PM Clark will send a letter to the homeowner immediately and the ARC Committee will formerly approve at the monthly ARC, so homeowners can commence work quickly.
 - c. Neighborhood Watch – Jeanne Gorecki
 - i. Email blast tomorrow PM Clark to send out safety notice to community drafted by Neighborhood Watch Committee.
 - ii. Jeanne notes that she cannot get in contract with our community resource officer.
 - iii. Safety notice to include update from FHP report.
 - d. Fining Committee – Anne Westmoreland
 - i. Committee meeting was held 2 weeks ago and went through recommendations.
 - ii. No significant issues.
 - e. Social Committee – Open Seat
 - i. President Racine to follow up with Michelle on the Talent Show recommendation.
 - ii. Looking into another end of school/Summer BBQ.
 - f. Web and Communication Committee – Evelyn Knoll
 - i. Promoting FR yard sale on all major SM platforms

- ii. President Racine wants to get Evelyn account for website, to help update the website.
- g. Property Manager – Camilo Clark
 - i. Resent most current financials to Danielle.
 - ii. Fred Martensen requests to PM Clark to post recent financials on portal.
- h. President Racine requests that BOD stay after meeting to discussion on going legal case.

9. Next Meeting

- a. Date: May 8th, 2024 @ Maureen B. Gauza Public Library and Zoom
- b. Time: 7:00PM-8:30PM

10. Adjournment

- a. President Racine moves to adjourn April BOD meeting.
- b. 2nd – VP Renshaw
- c. Ayes have it. No opposition. No abstention.
- d. Meeting adjourned at 8:12PM