

**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 – Special Meeting Minutes**

**Date: April 10, 2024**

**Time: 8:12PM**

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

1. Call to order: 8:12PM EST by President Racine
2. Elected Board Members Present:
  - a. President – President Racine
  - b. Vice President – Chris Renshaw
  - c. Treasurer – Danielle Walsh
  - d. Secretary – Ashley Coxwell
  - e. Director at Large – Mike Castro
  - f. Quorum Present: Yes
  - g. Wise Property Manager Present – Camilo Clark
3. Continued Discussion Regarding Status of “Shedgate”
  - a. President Racine states that the BOD can always ask for an update and that these matters do not need to be brought up just at board meetings. He also noted that an email was sent to the BOD notifying the board of the current situation with the Geider’s bankruptcy and a summary of 3 options the board could decide to pursue. President Racine noted that no feedback was received and he had to move forward.
  - b. Treasurer Walsh asks about which of the 3 options we’re pursuing? What money we’ll get back and when?
  - c. President Racine responds that it is indeterminant at this point what we’ll receive back and when. He also noted that we filed the motion of relief from stay (monetary and non-monetary) from the three options that were presented.
  - d. Legal Counsel Frank Friscia and Elizabeth (bankruptcy expert) wrote up 3 options to send to board:
    1. Wait and see how the bankruptcy plays out
    2. File a motion of relief from stay – monetary
    3. File a motion of relief from stay – nonmonetary (remove the shed)

- ii. Advising for both relief from stay monetary and non-monetary to pursue because payment plan does not adequately reimburse the association for costs.
    - e. Additional discussion:
      - i. Director at Large Castro states that the payment plan is valued below what we should be owed.
      - ii. PM Clark replies saying that legal fees that were incurred are due to council preparing for depositions, trial, etc. and then bankruptcy was filed that disrupted the original plan.
- 4. BOD discussion regarding shed visible by aerial photos from MLS being used as a way to identify a violation.
  - a. Director at Large Castro wants to send a letter to the homeowner notifying them they are in violation due to the presence of the shed; the rest of the board does not agree.
  - b. PM Clark suggests speaking to council on this matter, so we can have legal backing on whether we enforce this or not. For this instance and all future instances of a similar nature.
    - i. Additionally, PM Clark will ask council to draft a letter to use in similar cases. To set the precedent on these instances moving forward.

Special Meeting Adjourned 830PM.