

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: June 12, 2024

Time: 7:00PM

Place: Maureen B. Gauza Public Library and via Zoom

1. Call to order: 7:01PM
2. Roll Call of Elected Board Members Conducted
 - a. President – Matt Racine → Present
 - b. Vice President – Chris Renshaw → Attending via Zoom
 - c. Treasurer – Danielle Walsh → Absent
 - d. Secretary – Ashley Coxwell → Present
 - e. Director at Large – Mike Castro → Present
 - f. Quorum Present: Yes
 - g. Wise Property Manager Present – Camilo Clark → Absent
3. General Discussion:
 - a. Open floor – limited to 3 minutes per speaker.
 - i. Jeanne Gorecki:
 1. Confused on which site to look for minutes whether on fawnridge.com or community portal to look for minutes.
 - a. President Racine → Use member’s login for the portal. Email Cam or Brandon for PW reset.
 - b. Website is run by volunteers and does not have official business.
 - c. Front Step is portal to community accounts with minutes, dues, violations, etc.
 - d. Also, community members can request approved minutes from the BOD.
 - ii. Denise Acevedo
 1. Suggests holding off on canopies, sheds, etc. because new HOA guidelines are coming down and we do not have Kauffman language in our docs.

2. President Racine – New Board training coming from lawyer. We will see. ARC committee currently experiencing issues with sheds. President Racine would like to attend next one on July 8th.
 3. 1st Monday of the month ARC meeting via Zoom.
 - a. Minutes are taken and they are sent to Property Manager Clark.
- b. Helena Martensen:
- i. Asks if this meeting is on Zoom? Preside Racine replies, “Yes”.
 - ii. Helena remarked that she attended via Zoom last month and was upset regarding a board member being told that they could not speak during the May meeting.
 - iii. She is asking the BOD to be more professional, be a better example and encourage other homeowners to attend. Recommends that board members can get their 3 minutes during the “Open Floor” portion of the meeting each month.
 1. Fred Martensen mentions the possibility of adding reports for all officers. 4 minutes each.
 - iv. President Racine’s Reply – BOD member did not add their portion to the agenda ahead of time, which is asked to keep us on track and not sabotage the meeting at the end. Expressing concerns over last minute additions and one-sided views. We have a list of things to take care of and don’t want to get off track.
 1. President Racine further noted that the community is aware of Director at Large Castro’s other sites, Facebook pages, etc.
 2. He reiterated that Board members can speak during open business and apologizes for how last meeting ended but we were pressed for time and board member was trying to claim time. We can do better, but we have big topics to discuss like walls, BBQ, summer maintenance. Needs board members to communicate, help and be responsive in a timely manner.
 - v. Diane echoes concerns and disappointed in behavior at May BOD.
 - vi. Director at Large Mike Castro states Presidents Racine comments are unfair. Some things deserve some criticism.
 - vii. VP Renshaw’s reply – Cannot adjust agenda after it is set due to new state statute.
 - viii. Anne Westmoreland – Echoes concerns and wanting to resign from Fining Committee if BOD continues to act.
 - ix. Bill via Zoom
 1. Would like to move on as we’ve spent a lot of time on this and would like the meeting to move forward.

4. Approval of Meeting Minutes

- a. April 10th, 2024 – BOD Meeting
 - i. Motion - President Racine moves to approve the April 10th, 2024, BOD meeting minutes
 - ii. 2nd – VP Renshaw
 - iii. Ayes have it – Treasurer Walsh Absent for vote. No opposition. No abstention.

- iv. April 10th, 2024, BOD meeting minutes approved.
- b. May 8th, 2024 – BOD Meeting
 - i. Motion – President Racine moves to approve the May 8th, 2024, BOD meeting minutes.
 - ii. 2nd – VP Renshaw
 - iii. Ayes have it – Treasurer Walsh Absent for vote. No opposition. No abstention.
 - iv. May 8th, 2024, BOD meeting minutes approved.
5. Unfinished Business
- a. Governing Document Modifications
 - i. Proposed Amendments Plan → President Racine states that this is a long term project. Looking for help here. Focus on getting some of these going so in 2027 when we drop to 70% approval, it will be easier to get passed. The more we get now, the easier to pass in the future.
 - 1. Notes short term rentals as a hot topic.
 - ii. Additional Amendments Inquiry
 - b. Community Border Wall –Cleanup Plans
 - i. President Racine notes that the walls are almost done. Final punch list has been made but will send email to community to add to this list, if needed.
 - 1. Residents are to email President Racine with any concerns.
 - 2. Caps not finished because they are on backorder.
 - ii. On Friday, President Racine is walking with Dave thru community to address specific complaints but expecting to be done by end of June.
 - iii. Some painting still needs to be completed and they will be cleaning the grounds, spread sand on FRB, etc.
 - 1. Jeanne Gorecki mentions lola debris on road.
 - c. Entrance Sign Redesign
 - i. President Racine to send out new design options. CSD working to present to county with entire entrance sign proposal. Need to get the land vacated, which is in progress.
 - 1. President Racine notes that the goal for the West side entrance sign is EOY 2024 as submission for reimbursements is due by Feb 2025.
 - 2. If we don't get land vacated, we may not get the sign with county money. We are using all of our resources, but if anyone in the community has a contact, please reach out.
 - ii. Eastern Sign Reimbursements – Update
 - 1. President Racine stated that the reimbursement has been received from county! ~\$80,000
 - iii. Western Sign – Update
 - 1. President Racine is waiting for a meeting date for the County proposal. Trying to get community present to support. Will update community once meeting date is set.

- d. Social Committee – Summer BBQ Update
 - i. President Racine – The Fawn Ridge Summer BBQ will be held on Saturday, July 13th . The County has approved use of park.
 - ii. Details:
 - 1. We will have the Westchase BBQ Food truck present – First 150 servings covered for community. BBQ style offerings.
 - 2. Blow up water slide/inflatable boxing ring available for the kids.
 - iii. President Racine asks for volunteers for set as well as loaning tables and chairs for the event. Expect an email blast and spread the word.
 - iv. Thank you to Michelle Williams for all her helping setting this up! If you see her, please tell her thank you!
- e. Road Resurfacing – Updates
 - i. President Racine states that the County is working on curbs and handicap ramps first.
 - ii. Please report if anything has been damaged by the road crews to President Racine via email ASAP.
 - iii. President Racine reminds everyone that County Commissioner Hagan did put us on the list for sidewalks. But if something is really damaged, please report.
 - iv. We will also be asking for County assistance to remove dead/damaged trees that need to be removed for hurricane season (Exposition, Tufts).

6. New Business

- a. Summer Season Maintenance Notice
 - i. President Racines says to expect an email blast highlighting violations that are typical this time of year.
 - 1. He is expecting a lot of violations but is willing to work with the community. Please reach out to the BOD to ask for extensions, if needed.
 - ii. Areas of focus this season:
 - 1. Dead areas of grass
 - 2. Yard debris
 - 3. Mailboxes
 - 4. Fences
 - 5. Gutters
 - 6. Driveway/sidewalk crack clean out.
 - iii. President Racine notes that we're watering community common areas Friday at Midnight as we can only water once a week.
 - 1. Director at Large Castro asks if there is an exception for reclaimed water?
 - 2. President Racine will check and noted that the landscaper has been fined in the past for violating weekly watering guidelines from County, so believes weekly is still accurate.

3. President Racine notes that overall we are looking at a larger irrigation system enhancement/repairs. He will ask about getting sprinkler heads turned correctly on Exposition.
 4. He also notes that the community is currently paying for 6 meters and only have located 4 actual meters. Know where are supposed to be, but 2 meters are missing and need to be located/replaced.
- b. Neighborhood Watch Notice
 - i. President Racine states that there will be an email blast to remind the community about safety, trespassing, fishing at ponds with alligators present, respecting others' properties, etc.
 - c. Beautification Policy – Approval
 - i. President Racine motions to approve the Beautification Committee Policy.
 - ii. 2nd – VP Renshaw
 - iii. Ayes have it – Treasurer Walsh Absent for vote. No opposition. No abstention.
 - iv. Beautification Policy approved.
 - d. Revitalization of Association Documents – Briefing
 - i. VP Renshaw has prepared the following statement regarding his request to recoup fees associated with the revitalization of association documents from the previous property management company, New Gauge.
 1. “I have several additional concerns related to your Nextdoor response regarding your time as property management of Fawn Ridge. Your attempt to address the concerns highlights significant operational, quality and control issues that you have chosen to overlook, and where your genuine accountability is lacking.
 - a. 1.) Firstly, attributing the neglect of legal obligations under the Marketable Records Title Act (MRTA) to mere "negligence" because you are a "small boutique firm" does not excuse the failure. This oversight had an impact on property rights and values in Fawn Ridge, which cannot be dismissed as a broadside incident. Regardless of the size of your company, it is expected that you adhere to legal regulations and provide competent services to the communities you serve. Neglecting to do so raises serious doubts about your attention to detail and proper understanding of the business you are in.
 - b. 2.) Additionally, while you mention a nine-year tenure at Fawn Ridge, including three years post-MRTA incident, this duration does not automatically imply quality service or rectification of the problems caused. Continuous service does not equate to effective service, especially when the community has suffered

due to your company's mismanagement. It is crucial to address the concerns expressed by all residents, not just those who speak favorably of your efforts.

- c. 3.) Your statement that "everyone in the Community Association industry has ardent critics" and that your company remains "viable" avoids directly addressing the specific criticisms leveled against your firm. Fawn Ridge requires more than just viability; it needs excellence and reliability in management.
- d. 4.) Your tagline promises "Better Communities and Higher Values," yet this incident highlights an obvious disconnect between your words and actions. Fawn Ridge deserves a property management company that fully acknowledges its mistakes and takes measurable steps towards improvement. Without clear actions or a financial reimbursement plan from you and your company outlined to the residence of Fawn Ridge, it should be very clear to our residents you are not genuinely committed to improving our community.
- e. 5.) Your admittance of negligence and lack of understanding regarding MRTA, as well as your disregard for our counsel's advice about the notice of preservation have caused financial harm to our association, resulting in legal expenses. It should be expected your boutique shop would want to reimburse Fawn Ridge for the financial damages caused by your negligence. It is crucial for you and your company to actively listen to the communities you represent, council they provide, acknowledge the harm caused, and provide a comprehensive financial compensation plan to rectify situations such as the once you caused in Fawn Ridge. Merely inviting conversations without a tangible plan of action may be perceived as a lack of genuine commitment to resolving the issues at hand.
- f. 6.) Your lack of attention to detail, transparency, and understanding of your business, as well as the failure to address the financial harm you and your company caused Fawn Ridge should concern every resident living in our community. To even attempt to regain the trust of our Fawn Ridge community, I think it's essential for you and your company to present a comprehensive financial reimbursement plan for \$12,000 to the board for the residence of Fawn Ridge." END OF STATEMENT.

- ii. Discussion:
 - 1. Director at Large Castro's comments regarding tenure as Fawn Ridge's property manager under New Gauge – Property management is complicated and things are overlooked. There was a “Hold Harmless” agreement included in management agreement. It has also been 5 years since incident and too much time has passed to recoup funds.
 - 2. President Racine's comments – New Gauge was relieved of their duties and no plans for New Gauge to be rehired by the current BOD. VP Renshaw has briefed the community on the issue. New Gauge had been relieved, for this reason and no plan for New Gauge to be rehired. New property management company does a good job. Property management companies will be just that moving forward and have no personal interest in the community.
- iii. VP Renshaw makes formal motion to move his request forward for New Gauge to present a comprehensive reimbursement plan to the HOA for the \$12,000 spent on revitalizing the community documents.
 - a. 2nd – No second.
 - b. Motion does not move forward. No vote takes place.

e. Glausier Knight Jones – Board Certification Course

- i. June 27th, 2024 at 6PM via Zoom
- ii. President Racine encourages BOD, ARC, Fining Committees attend.
- iii. New state statutes to discuss.
- iv. Also, the session is free and we have the ability to ask questions.
- v. Fred Martensen asks for President Racine to send invite to him.

7. Ongoing Business

- a. Violations – Report/Fining/Schedule → Property Manager Clark not present.
 - i. Anne Westmoreland → Went with board's recommendation to send fining.
- b. Community Maintenance
 - i. President Racine asks for the community to let him know what needs to be maintained.
 - ii. We will address trees with County for removal. And would like to focus on irrigation, trees and grass. Clean up Exposition pond and repair Breland pond fountain. Looking for help with small paver project. Garden beds/plants → add for 2025 list.
 - iii. President Racine provides update on root maintenance. County would not give us permit because removal would kill trees. He was informed that the Community is responsible for paying and removing the roots and trees. We will need to see which trees the County will remove first and then we can identify was still needs to be removed.
 - 1. President Racines notes that there are programs out there that will plant/replace trees. He will work with Jade and Beautification Committee.

8. Reports: Limited to (4) four minutes each.
 - a. Treasurer – Danielle Walsh → Not present
 - i. Did not receive financial report from last month.
 - b. Architectural Committee – Jeanne Gorecki
 - i. Met last week in Zoom
 - ii. Only one issue we could not resolve → Sent to board to send to attorney to request legal counsel.
 - c. Neighborhood Watch – Jeanne Gorecki
 - i. New Head of Security for the Parks. Providing phone and email to assist the community.
 - ii. Parks Service Manager – Greg Brown helped regrading baseball field and painted over graffiti on restrooms down at the park.
 - iii. Newsletter due July 10th → Denise needs input from community for the next newsletter.
 1. New Code Enforcement Officer – Edward Sprace
 - d. Fining Committee – Anne Westmoreland
 - e. Social Committee – Open Seat
 - i. President Racine communicates that we’re having the BBQ.
 1. We will utilize a ticket system for food to ensure residents can take part in the 150 meals at the food truck.
 - ii. Continuing to work on “Friday Fun Days”, but need volunteers for this to happen.
 - iii. IF the community has any ideas of events they would like to host at the park please send them to President Racine. Examples: Movie night, watch hockey games, etc. Contact County to let them know we’re having an event.
 - iv. Friday Night Social @ 5PM → Bring a Book (Friends of Fawn Ridge FB Page); need to do email blast to committee.
 - f. Web and Communication Committee – Evelyn Knoll
 - i. Updated all docs on website.
 - ii. Moving forward, there should be regular updates.
 - iii. BBQ – Can repost notification on FB and on Website.
 1. President Racine will have signs and banner put up the week before.
 - g. Beautification Committee – Jade Skarda
 - i. Finalized beautification email account: beautification@fawnridge.org
 - ii. Looking for a couple of committee members still.
 - iii. Will have first meeting and understand current schedule with irrigation, vendor contracts, etc.
 - iv. President Racine → Working to get entrance area looking better. Need to repair irrigation on West side.
 - v. Jade: Set Up roadmap for Q3 and Q4 activities (like holiday lights, etc.)
 1. President Racine notes power to come on West side.

h. Property Manager – Camilo Clark → Not present.

9. Next Meeting

a. Date: July 10th, 2024 @ Maureen B. Gauza Public Library and Zoom

b. Time: 7:00PM-8:30PM

10. Adjournment

a. Motion to adjourn: President Racine moves to adjourn June BOD meeting.

b. 2nd – Director at Large Castro

c. Ayes have it. No opposition. No abstention.

d. Treasurer Walsh, Property Manager Clark absent for vote.

e. Meeting adjourned at 8:15PM