

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: October 16, 2024

Time: 7:00PM EST

Place: Zoom Meeting ID: 841-1745-8788 Password: 746306

1. **Call to order:** 7:00PM EST

2. **Roll Call:** Elected Board Members
 - a. President – Matt Racine → Present
 - b. Vice President – Chris Renshaw → Present
 - c. Treasurer – Danielle Walsh → Present via Zoom.
 - d. Secretary – Ashley Coxwell → Present
 - e. Director at Large – Mike Castro → Present
 - f. Quorum Present: Yes
 - g. Wise Property Manager Present – Camilo Clark → Present

3. **General Discussion:**
 - a. Open floor – limited to 3 minutes per speaker.
 - i. Bill Gerding → Unfinished/new business. Raised concern that the irrigation pipes between the 2 lola entrances are leaking.
 1. President Racine stated that this will be covered under new business with irrigation quotes.
 2. Zones discussed → Working except section between lola's where valve appears to be partially open, never turns on or off fully. Park side up to west side of west lola entrance; broken head that is gushing water in flower bed. PM Clark to text George at Nature's Sprout.
 3. Comments on sprinkler timing: Bill stated that they're coming on around 11-11:15 instead of 10. PM Clark to coordinate with George from Nature's Sprout to check the timers.
 - ii. Jeanne Gorecki → Last BOD meeting, President Racine spoke about the dog waste station with bags. Thought about it afterwards and think its too much money when there is a trash can next to the station. Seems lot of money for a limited reach in the community. Is it in the best interest of the board to spend this money at this time?

1. President Racine's response → It was brought to his attention that it is a community issue. There is a large stretch of common area there and it is a relatively low expense for HOA. Fraction of cost compared to maintenance items on list.
- iii. Bob Robertson – Comments on debris and fining after back-to-back hurricanes.
 1. Agenda item regarding debris → Commented that the HOA should suspend issuing fines for minor infractions on yard and debris until storm cleanup can be completed. President Racine to work with PM Clark to reduce violations until community recovers from storm for next 2-3 weeks. 1st violation is a reminder, contact PM Clark and discuss to request extension. Will give extension, if warranted.
 2. Commented that the financial docs are out of date on the community website with last available from 2022.
 - a. President Racine reminded everyone to use their membership login to access via FrontStep for most up to date financial information.
 3. Commented on the Flock Camera → Currently paying \$2400 annually, which will be increasing to \$2500 annually. Feels that this is an invasion of privacy and does not think the HOA should be paying for that system.
 4. Commented on the ARC Guideline amendments that prevent EV charging units on front of home, outside. Community members should be able to install them where the owner wants to.
- iv. Danielle Walsh – Comments on Flock system.
 1. Mentioned that there was a lot of conversation on this topic, she understood that the \$2000k for 2 years but realize but its only for one year.
 - a. Treasurer Walsh also stated that she thinks expressing a different opinion is sometimes dissented against by certain board members.
 - b. VP Renshaw expressed that children in community can benefit from the Flock system.
 - c. President Racine commented that they're presenting opinions but board can debate during that time prior to the vote.
 - d. PM Clark reiterated that only need majority of the board.
 2. Treasurer Walsh also stated that there has been an increase in security with FHP and Flock. Adds up for community.

4. Approval of Meeting Minutes

- a. September 11th, 2024 – BOD Meeting
 - i. Motion: President Racine motions to approve the September 11th, 2024, BOD Meeting Minutes
 - i. Second: VP Renshaw
 - ii. Ayes have it – President Racine, VP Renshaw, Secretary Coxwell, Director at Large Castro, Treasurer Walsh.

- iii. 0 Abstentions/0 Opposed
- iv. Motion to approve the September 11th, 2024, BOD Meeting Minutes passes.

5. Unfinished Business

- a. Governing Document Modifications → Comments from President Racine
 - i. Amendments – Updates
 - 1. On community website now. The community can review forms, download, complete and notarize. HOA can provide notary or complete on your own. Questions – direct to BOD.
 - ii. ARC Guidelines – Voting for Approval
 - 1. Motion: President Racine motions to approve the new ARC Guidelines.
 - 2. Second: VP Renshaw
 - 3. Ayes have it – President Racine, VP Renshaw, Secretary Coxwell, Director at Large Castro, Treasurer Walsh.
 - 4. 0 Abstentions/0 Opposed
 - 5. Motion to approve the new ARC Guidelines passes.
 - iii. Procedure Policy for Publish Rules and Covenants
 - 1. President Racine stated that he needs to start writing policies. Any BOD who would like to draft something, coordinate with him.
 - iv. Procedure Policy for Accounting Request
 - 1. Same as above. Work with President Racine.
 - 2. President Racine asks BOD if anyone is willing to draft? President Racine will continue to look into when he has the time to do so.
 - 3. Director at Large Castro asks what additional procedure do we need?
 - 4. PM Clark replies that our documents will need to be available for association members by electronic needs via FrontStep portal.
 - 5. President Racine asks if we even need a policy. PM Clark to confirm. But we have it available on the portal. PM Clark will send to board within next week or two.
- b. New State Statute Board Education Requirements
 - i. President Racine → No update from council on courses they're running for us to participate in. PM Clark also to update.
- c. Entrance Sign Redesign – Ratify Survey of Entrance Cost
 - i. President Racine stated that the survey cost increased to \$8,713 because we had to add the underground survey. Approved via email and need to ratify tonight. Survey company is prepared to start on BOD approval.
 - 1. Vote to ratify survey cost.
 - a. Motion: President Racine motions to ratify the updated survey cost to include the underground survey as part of entrance sign redesign.
 - b. Second: VP Renshaw

- c. Ayes have it – President Racine, VP Renshaw and Secretary Coxwell.
 - d. Abstentions: VP at Large Castro and Treasurer Walsh
 - e. Opposed: 0
 - f. Motion to ratify the updated survey cost to include the underground survey as part of entrance sign redesign passes.

- d. Fawn Ridge Fall Season Maintenance Email Blast – Nov. 1st
 - i. President Racine - Will send out in 2-3 weeks due to hurricane. What HOA is looking for. Please send any notes to President Racine to include.

- e. Maintenance To-Do List → Comments from President Racine
 - i. Irrigation Quotes – Vote for Approval
 - 1. To include Fawn Ridge Blvd Entrance (West & East) → Citrus to Bayuad (almost)
 - 2. Breland (North) → near pond.
 - 3. COST: \$14,000 for last common areas for irrigation. Quote is for timers, hose, all materials and installations. There is irrigation present but cannot find controllers. Assuming that lost controllers were part of Citrus Park extension and were severed. Going to try and connect to existing irrigation. Reduce cost if they can tie into existing.
 - a. VP at Large Castro – Asked about other quotes. Did Nature Sprouts conduct due diligence?
 - b. President Racine’s reply – We risk a delay in asking for another quote if we wait for another company. Yes, Nature Sprout and President Racine conducted a thorough walkthrough and cannot locate valves, meters, etc. Sprinkler heads are visible but cannot figure out where they go.
 - c. Director at Large Castro – Will we receive a blueprint of all components once project is complete?
 - d. President Racine currently has a map with meters and controllers. Sprinkler heads; mostly accounted for on map. Need to maintain a map for the community, especially if we ever change landscaping companies.
 - e. Director at Large Castro asking that we make it a condition of the proposal.
 - f. PM Clark – Received message from George and he confirmed that the blueprint will not be a problem.
 - 4. VOTE
 - a. Motion: President Racine motions to approve the irrigation quote from Nature’s Sprout under the condition that the Fawn Ridge BOD receives a complete blueprint with all components of the irrigation system.
 - b. Second: VP Renshaw

5. Ayes have it – President Racine, VP Renshaw, Secretary Coxwell, Director at Large Castro, Treasurer Walsh.
 6. 0 Abstentions/0 Opposed
 7. Motion to approve the irrigation quote from Nature’s Sprout under the condition that the Fawn Ridge BOD receives a complete blueprint with all components of the irrigation system passes.
- ii. Garden Beds Quote – Vote for Approval
1. President Racine → Received quote for the garden beds and then received notes from Beautification Committee. Perhaps wait on vote, give Nature’s Sprout time to quote on flower beds per Beautification Committee’s recommendations. Wait to see price difference between the two. Goal is to unify all flower beds throughout the community in appearance/composition.
 2. Director at Large Castro mentions to ensure we coordinate irrigation and flower beds.
 3. Treasurer Walsh asks if we’re able to give away the old plants to community members.
 - a. President Racine comments that it is difficult to determine how to distribute. Landscapers will remove/dispose of old plants while working most likely. IF someone wants to attempt to organize this, they can but would prefer we do not.
 4. President Racine states that this topic will be revisited at the next meeting with both quotes to compare and vote on.
- iii. Dog Station Quote – Vote for Approval
1. President Racine → One area in common area where there is no dog station. \$300 to install and \$50 to maintain. Beautification Committee wants all common areas to look the same. Remove trash can and add station.
 2. VP Renshaw supports the plan.
 3. Treasurer Walsh believes the dog station is a little pricey.
 4. Director at Large Castro also believes it’s a little pricey. Asking if current cans are being maintained. President Racine says yes, \$50 over 4 weeks. Would make 4 total.
 - a. Director at Large Castro wants to confirm that we’re not double paying for trash and dog station.
 - b. PM Clark → Vendor does all dog waste stations and garbage cans and provides doggie bags. They come out weekly and empty all cans and replace liners. Restock doggie bags.
 - c. Director at Large Castro notes that the monthly total is now \$320.

5. Vote:
 - a. Motion: President Racine motions to approve the additional dog station.
 - b. Second: VP Renshaw
 - c. Ayes – VP Renshaw, Secretary Coxwell and Director at Large Castro
 - d. Opposed – President Racine, Treasurer Walsh
 - e. Motion to approve the additional dos station passes.
 - i. Director at Large Castro comments to reevaluate vendors at a later date.
- iv. 2025/2026 Wall Projects – Vote for Approval
 1. President Racine → Wall project will remain on agenda under “Unfinished Business” until finished. No new updates.

D. New Business → Comments from President Racine.

- a. Ratify Debris Cleanup From Hurricane Cost
 - i. Helene Cleanup → \$1350
 - ii. Milton Prep/Milton Cleanup → 2 dead oak trees removed in prep \$2500 (tree and stump)/ Clean up → lots of debris, 2 pine trees down \$5400. Overall, \$9250.
 - iii. VP Renshaw asks if the HOA can claim under insurance? PM Clark wouldn’t advise as it would be a ding on record and increase insurance premium.
 - iv. Vote:
 - v. Motion: President Racine’s motions to approve the cleanup costs from Hurricane Helene and prep/cleanup from Hurricane Milton.
 - vi. Second: VP Renshaw
 - vii. Ayes – President Racine, VP Renshaw, Director at Large Castro, Treasurer Walsh and Secretary Coxwell.
 - viii. No abstentions/no objections.
 - ix. Motion to approve the cleanup costs from Hurricane Helene and Milton passes.

b. Floating Island on Exposition/Colorado/Hampden → President Racine and PM Clark spoke with the pond vendor and they stated that there is nothing they can do about it. Will need to float back. Can the HOA move it back? Homeowners are willing to give us access. Need 5-10 boats to try and move back. Is the association responsible for this? Need to discuss further. Is this a county issue, HOA or homeowner issue?

Director at Large Castro mentions that the island is home to the largest colony of nesting Wood storks. Need look at the gate valve as pond is low. Asks if we can we fill with reclaimed water to prevent it from receding? Notes that it will cost a lot of money for an engineer to look at a professional pathway for resolution.

Secretary Coxwell states that we need to first establish who is responsible for the island and if it’s a protected area. May involve another agency due to wildlife present and need a good plan before proceeding with moving island or spending money.

President Racine asks Director at Large Castro if he be willing to look at a plan and figure out how to tackle this. Director at Large Castro will work with residents on Colorado. Need to email blast community, so they can reach out to Director at Large Castro to tackle the issue. President Racine will send those that have reached out already to Director at Large Castro.

c. Sound Barrier Repairs and Access Road Tree Lines Clean Up → President Racine states that these repairs are not part of quote for cleanup of Fawn Ridge. There are 5 panels down, but we did not lose them. There are multiple posts bent. Will looking at having a professional come out, assess the damage and quote for repair. President Racine and VP Renshaw willing to put panels back in and straighten them out if they can. They will look at what they can do this weekend and advise if we need professional assistance to repair. There are fallen trees along Hannigan that President Racine tried to put back up. President Racine is asking for assistance and will need ratchet straps or will request that Nature's Sprout straighten the trees up – 8 trees in total. VP Renshaw and President Racine to try and resolve. Ratchet straps \$50.

d. Flock Camera Renewal - Vote for Approval

Comments from President Racine → 2-year contract for \$2500 per year for renewal. Some community members concerned with it being an invasion of privacy. Captures back of license plate and back of vehicle only. Law enforcement uses Flock as a database. Can pull data from Flock camera and run against their system to track suspect vehicles. Photos of back license plates are taken only when entering the community. Personal cameras cannot always capture the license place or detail. The license plate tracking is across the county and can be coordinated to locate certain vehicles. FHP and local law enforcement, helps resolve cases. Run in a system that scans the data. Other communities installing these as well. The more that are installed, better/larger network.

Board discussion – VP Renshaw; data can be used as part of alerts if someone were to enter our community. Only police are using. Good investment for community.

Treasurer Walsh – Not in favor. Concerned about amount we're paying in security. We have many Ring cameras in the community. Stated 6 years ago, that security costs were \$4k. Does not see the benefit of the camera to our community.

President Racine → 2022 budget for security was \$27K. 2019 - \$27k for security patrol. 2018 - \$28K, 2017 - \$4k security patrols. 2015 - \$5k security patrols and 2014 - \$11k in security patrols. Only thing we can measure is how many times the databases is accessed. So, when sheriff scans entire database to search, we see the hits.

1. Vote:

- a. Motion: VP Renshaw motions to approve the renewal of the Flock Camera contract.
- b. Second: President Racine
- c. Ayes – President Racine, VP Renshaw and Secretary Coxwell
- d. Opposed – Treasurer Walsh and Director at Large Castro
- e. Abstentions – None
- f. Motion to renew the Flock Camera contract passes.

f. Power Wash Community Common Area Sidewalks Quote(s) → Comments from President Racine.

- i. Received one quote from Riptide for \$4,239 for all community sidewalks. Supply their own water.
- ii. Secretary Coxwell requests that we include more quotes.
- iii. President Racines agrees to hold vote until next meeting after evaluating more quotes.

- iv. Director at Large Castro suggests that we get a company with a certificate of insurance prior to bidding.
 - v. PM Clark recommends Integrity Pressure Washing and mentioned that Scrubbing/Magic Bubbles carries correct insurance (at Tampa Palms community on reoccurring contract).
- g. Eagle Scout Project - Vote for Approval
- i. President Racine states that there is a Boy Scout in our community looking to become an Eagle Scout. He is looking to create a sitting area on the North side of Breland. Would like to add a bench and some shade trees. \$2100-\$2500. New signs/signpost/concrete, 2 benches and trees. He would provide labor with other Boy Scouts. Beautification Committee asks if the community would be willing to dedicate/pay for a tree and plaque. Cost of sign/plaque \$75 4x6 \$130 5x7 \$1708x10 Tree \$75 from Home Depot. President Racine willing to donate/dedicate tree.
 - 1. President Racine commits \$150 donation and VP Renshaw a \$100 donation.
 - 2. Looking for unification of design in the community. Start here with benches and match at Exposition Pond the following year.
 - 3. Director at Large Castro will ask owners in front of common area if they are ok with it.
 - ii. Agree on 4 shade trees. Director at Large Castro mentions erosion on NW corner of Breland pond will need to be addressed.
 - iii. Vote:
 - 1. Motion: VP Renshaw motions to approve up to \$1500 for Eagle Scout Project.
 - 2. Second: Director at Large Castro
 - 3. Ayes – President Racine, VP Renshaw, Director at Large Castro, Secretary Coxwell.
 - 4. Opposed – Treasurer Walsh
 - 5. Abstain – 0
 - 6. Motion to approve up to \$1500 for Eagle Scout project passes.

E. Ongoing Business

- a. Violations - Report/Fining/Schedule
- b. PM Clark will be lenient on lawn maintenance violations during hurricane recovery.
- c. President Racines comments that violations go out due to process but can work with homeowners. Need homeowners to respond and comply.
- d. Community Maintenance
- e. President Racine. Community has a “To-Do” list that are things we’d like to get done this year and then maintain. Beautification Committee and President Racine will work on a replanting, mulching schedule.

F. Reports: Limited to (4) four minutes each.

- a. Treasurer – Danielle Walsh → No report. Left call.
- b. Architectural Committee – Jeanne Gorecki → Met Oct 7th, 5 of 7 members. 5 ARC apps approved.

Matt Call out on NNO. Great job!

- c. Neighborhood Watch Committee – Jeanne Gorecki → NNO very well attended. Emails, signs, good promo and fire engine. Positive comments on the park as a location. More events at park in the future. Tobias Smith resource officer was there and showed the kids the police car. The fire dept was delayed but showed up and kids got to play in the truck and check out uniforms, etc. Pizza, Kona Ice, bottled water. Thank you to Chris for help with event. President Racine states that he wants to continue to create nice, safe family events. Need to scan & send Fire Department flyer for community.

- d. Fining Committee – Anne Westmoreland → No fining committee this month.
- e. Social Committee – Open Seat → No report.
- f. Web and Communication Committee - Evelyn Knoll → Uploading Fire Safety bulletins on website under “Watch” page. Uploaded revised joiners on website. Will upload recently approved minutes. NNO communication well received.
- g. Beautification Committee - Jade Skarda → Sent over proposals to board for consideration. Looking at time of year, do some holiday décor planning. Current status, electrical outlets, etc. Coordinate with Matt. President Racine comments that we need to confirm Christmas decorations by end of October. Asking the Beautification Committee to discuss and will give Jade our vendor’s contact information. Work with budget, spend remainder on new décor.
- h. Property Manager – Camilo Clark → nothing to add. President Racine commended Wise’s response to the hurricane. PM Clark states that the board needs to get a budget meeting date set and approved. Discussing possibility of raising annual dues vs. special assessments. President Racine is proposing a maximum increase to HOA dues of \$24 annually. Haven’t raised HOA fees in last 3 years. PM Clark notes that 2021 was last increase to current amount.

G. Next Meeting

- a. Date: November 13th, 2024 @ Maureen B. Gauza Public Library and Zoom
- b. Time: 7pm – 8:30pm

Matt requests that community leaves meeting, so board can discuss on-going legal matter of Geider vs. Fawn Ridge.

*****CONFIDENTIAL DUE TO DISCUSSION OF GEIDER CASE*****

Geider vs Fawn Ridge (Board of Directors Only)

President Racine’s update to board → Treasurer Walsh approached Mrs. Geider and brought up if they were willing to resolve the case. Mr. Geider contacted Elizabeth. Council got involved. They’re interested in resolving it. President Racine wants to discuss with board if we want to go to mediation. What are we willing to take to resolve this issue?

Compliance → Shed would need to come down. Geider vs. Fawn Ridge and other portion is bankruptcy. Geider vs Fawn Ridge has amassed \$97,000 in legal fees so far. Counsel is saying this could drag on and add more cost. Board needs to decide on an offer and the lowest we will accept. If he does not agree, it will continue. Matt thinks we should do at least half \$48,500+ minimum. Need to understand how the bankruptcy could affect any settlement/payment plan.

Matt to follow up with counsel on plan and offers.

Motion → President Racine motions to email Frank Friscia that HOA is open to resolving this matter (with board copied in) under the following conditions: 1. Shed must be removed for compliance. 2. Start at \$65k with 15% down on 7year payment terms. Counter \$55k, with 20% down and 6 years to pay, final offer \$50K, with 25% down and 5 years to pay off. Will discuss how bankruptcy may affect this plan. Will continue legal course if final offer is not agreed to by Geiders.

Second: VP Renshaw

Ayes – President Racine, VP Renshaw, Director at Large Castro, Secretary Coxwell.

Objections: 0

Abstentions: 0

Absent for vote: Treasurer Walsh

Motion as to plan described above to handled Geider vs. Fawn Ridge passes.

I. Adjournment

Motion to adjourn: President Racine

Second: VP Renshaw

Ayes – President Racine, VP Renshaw, Director at Large Castro, Secretary Coxwell.

Objections: 0

Abstentions: 0

Absent: Treasurer Walsh

Meeting Adjourned at 9:22PM