



**A Deed Restricted Community  
Fawn Lake Homeowners  
Association, Inc.**

C/O Greenacre Properties, Inc. (GPI)  
4131 Gunn Highway  
Tampa, FL 33618  
Phone: 813--936-4139  
Cindy Riner – Property Manager  
Criner@greenacre.com  
A Non-Profit Corporation  
Fawn Lake Housing Community  
Located In Citrus Park, Florida  
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**2022 BOARD OF DIRECTORS**

❖  
**PRESIDENT**

Jesse Leonor

**VICE PRESIDENT**

Ana Maria Cruz

**TREASURER**

Mindy Arroyo

**SECRETARY**

Douglas Tam

**DIRECTOR AT LARGE**

Keith Kessler

**COMMITTEE CHAIRPERSONS**

❖  
**Architectural**

Jose Arroyo

**Nominating**

TBD

Directors' Email

[boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org)

**BOARD OF DIRECTOR'S MONTHLY  
MEETING AGENDA**

**DATE:** October 26, 2022  
**TIME:** 7:00 PM EST  
**LOCATION:** Maureen B. Gauzza Public Library  
11211 Countryway Blvd, Tampa

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

2. **Roll Call:** Officers

3. **Approval of Meeting Minutes:**

A. October 5, 2022 Board of Director's Meeting

4. **Unfinished Business**

A. GPI Architectural Portal

*GPI wants all communities to implement this process by year-end – on hold until GPI determines how to track arc application fee*

B. Easement Request for Installation of TECO Box

*Developer of commercial property across from Fawn Lake & TECO are requesting easement to install TECO Box – draft easement agreement reviewed by HOA attorney-discuss next step(s)*

C. Notification letters for Pool Access Suspension

*Awaiting for draft letters to send for 3 homes with pool access suspension due to non-payment of annual assessment (>90 days past due and more than 10% owed)*

D. Fall Community Garage Sale – Saturday, November 5th

*Already published in newsletter; will post on reader board & garage sale banners*

E. Annual Membership Meeting @ Maureen B. Gauzza Regional Library Saturday, Nov 12th

*Review meeting logistics*

5. **New Business**

A. 9202 Meadowmont Court – Change of Ownership Oct 20th

*Ratify decision to allow new homeowners 60 to 90 days to cure outstanding violations with the agreement all financial obligations are paid in full to HOA @ closing*

B. 2023 Budget Meeting

*Review budget assumptions; approval of budget & confirm mailing logistics*

6. **Ongoing Business**

A. Community Maintenance

*Report/Discuss any community maintenance issues – (1) waiting for quote on reader board; (2) pressure washing needed for pool cabana and fence*

B. Lawn of the Month

*Any submission?*

7. **Reports:** Limited to (4) four minutes each.

A. Treasurer – Mindy Arroyo

B. Architectural Committee – Jose Arroyo

C. Property Manager – Cindy Riner

8. **General Discussion:** Open floor limited to 3 minutes per speaker

9. **Next Meeting:** Wednesday, 11/16/22 – 7 PM – Maureen B. Gauzza Public Library, 11211 Countryway Blvd, Tampa

10. **Adjournment**