



**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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**2023 BOARD OF DIRECTORS**

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**PRESIDENT**  
Jesse Leonor

**VICE PRESIDENT**  
Ana Maria Cruz

**TREASURER**  
Mindy Arroyo

**SECRETARY**  
Judy Healey

**DIRECTOR AT LARGE**  
Keith Kessler

**COMMITTEE CHAIRPERSONS**  
❖  
**Architectural**  
Jose Arroyo  
  
**Nominating**  
Jesse Leonor

Directors' Email  
[boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org)

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

**DATE:** February 22, 2023  
**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. January 25, 2023 Board of Director's Meeting

**4. Unfinished Business**

A. GPI Architectural Portal

*GPI wants all communities to implement this process by 2022 year-end. Cindy shared GPI proposed process. Board disapproved over concerns of digital process. Next step- Board to meet with GPI VP.*

B. Upcoming Community Newsletter

*Draft newsletter to board for review on 1/15/23 – need to add another article on dirty mailbox- still plan to issue by end of February*

**5. New Business**

A. 2022 Tax Return

*Completed by CPA firm. Signed & ready for filing to IRS- due April 18th*

B. 2022 Compiled Financial Statements

*Completed by CPA firm. Already notified residents that they can obtain copy via assessment billing.*

**6. Ongoing Business**

A. Community Maintenance

*Report/Discuss any community maintenance issues – (1) pool heater – GPI to obtain a vendor to turn on the heater; (2) Camera#6 @ community pool is not working properly – vendor will address; (3) Spectrum boxes in disrepair – pictures provided to GPI; (4) fallen leaves along WEL Inner walls; (5) broken sidewalks – Cindy was to follow up with attorney- any update?*

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, 3/22/23 – 7 PM – Maureen B. Gauzza  
Public Library, 11211 Countryway Blvd, Tampa

**10. Adjournment**