



**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

❖
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

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

DATE: April 26, 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. February 22, 2023 Board of Director's Meeting
- B. March 22, 2023 Board of Director's Meeting

4. **Unfinished Business**

A. **GPI Architectural Portal**

GPI wants all communities to implement this process by 2023 year-end. Cindy shared GPI proposed process. Board disapproved over concerns of digital process. Next step- Board to meet with GPI VP.

B. **TECO Easement Agreement – Front Entrance Construction**

Easement executed Nov 22 for underground transformer; power turned off since 4/12 – no irrigation & monument not lit- issue has been reported to TECO; GPI provided developer's contact info to our lawn maintenance vendor to repair/replace damaged plants/irrigations

5. **New Business**

A. **Price Increase for Pool Maintenance Service effective 5/1/23**

Discuss and approve price increase due for Bayside Pool Service from \$455 to \$485 per month due to spike in liquid chlorine cost

B. **Termination Janitorial Service for breach of contract**

Discuss and approve termination notice effective immediately for Total Community Maintenance LLC for breach of contract.

C. **Spring Community Garage Sale – Saturday – 5/20/23**

Announced in newsletter; posted in both sites; will have banners at front entrance one week before event

6. **Ongoing Business**

A. **Community Maintenance**

Report/Discuss any community maintenance issues – (1) pool heater inspected –cost more to repair than to replace-tech to provide quotes; (2) spectrum boxes in disrepair-GPI will attempt to contact vendor again to convey the issues; (3) broken sidewalks – Cindy suggested for board to take photos & provide addresses where sidewalks in dire need of repair. GPI will write letter to homeowners to assist in reporting serious sidewalk disrepair

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, 5/26/23 – 7 PM – Maureen B. Gauzza Public Library, 11211 Countryway Blvd, Tampa

10. **Adjournment**