

**MINUTES OF THE  
FAIRVIEW ESTATES OF CITRUS HILLS POA  
ACB Committee Meeting  
Tuesday, October 10, 2023 @ 1:00 PM  
LOCATION: VILLAGES SERVICES OFFICE – 2541 N RESTON TERRACE, HERNANDO FL  
DRAFT**

The Fairview Estates of Citrus Hills POA ACB Committee Meeting was held at Villages Services Office on October 10, 2023.

**CALL TO ORDER**

The meeting was called to order at 1:01 PM by Jim Roosevelt.

Quorum of ACB Committee members was established. In attendance was Jim Roosevelt, Steve Morris, Fred Rice, Steve Hanson, Henry Edwards, and Glenn Lachenauer.

Bill Rogers & Robert Aguilar were absent. Also, in attendance – Geri Bond of Villages Services.

**GUESTS** – 2 Homeowners present - Sign in sheet attached to minutes of record. There were two homeowners in attendance.

**PROOF OF NOTICE**

Proof of Notice – Notice of the meeting was posted at Villages Services at least 48 hours in advance.

**MINUTES**

Motion was made by Fred Rice and seconded by Henry Edwards approve the minutes as written from September 12, 2023. **All in favor. Motion carried (6/0).**

**3 Pre-Approve ACB Requests for the following properties were ratified by motion 10,10,2023: (MOTION)**

1. **4070 N Ringwood Cir** – repairs to existing pool deck/concrete deck to be leveled and resurfaced.
2. **3978 N Monadnock Rd** - Roof replacement
3. **3754 N Indianhead Rd** – install wood fence

**Motion** was made by Glenn Lachenauer and seconded by Fred Rice to approve the ACB requests as pre-approved and submitted. **All in favor, motion carried (6/0).**

**Approve ACB requests for the following properties as submitted (Motion)**

1. **4070 N Forest Lake Dr** – driveway gravel (note: this is an after the fact install approval)
2. **4261 N Baywood Dr** – Shed – slab was previously approved – no luck finding previous contractor-shed not visible from street.
3. **4051 N Indianhead Rd** – install vinyl fence — discussion of stabilizing erosion in rear and will be included with the landscaping request and is approved under additional landscaping
4. **1716 E Tradewind Dr** – Install solar panels
5. **583 E Morningstar Ln** – roof replacement
6. **4396 N Aztec Pt** – new home build

**A motion** was made by Steve Hanson to approve all the above as submitted, second by Fred Rice. **All in favor, motion carried (6/0)**

## DISCUSSION OF VIOLATIONS

Violations throughout the community were discussed, will continue to be monitored. According to the Covenant Concern Spreadsheet there are 12 parcels that still have active violations.

- CCR Update: 12 violations – 10 resolved, 3 2nd notices, 1 house sold & 1 new violation.
- 2 2nd notices went to the following addresses
- 1502 Wedgewood – shield equipment
- 1813 E Westgate – Property maintenance / yard maintenance – ACB working with son of owner on this home – house has been vacant for 21 months w/o air conditioning.
  - currently in works: Pool cleaning this week, trim all shrubs around the house, cleaning and pressure washing house, walkway and driveway. The plan is the family owns the lot next door and will soon eventually live in this home.

Potential violations or issues: to be followed up by Area 1 – Bill & Jim

1. 4348 Longvalley Rd – equipment coverage
2. 4319 Longvalley Rd – equipment coverage
3. 1020 E Whitecloud – white fence (wire)
4. 4178 Longvalley Rd – 4 dogs

## OLD BUSINESS

None

## NEW BUSINESS

- New – purchase and update - **1768 Tradewinds** – new owner - clean up paint, trim, new landscaping, fix /repair – Owner is a contractor and will use his own company for everything but the roof and painting – **pending approval - contingent on** receipt of vendor details from both roofing company & painter details to Lisa.
- Erosion Issues in rear of **4051 N Indianhead**

**NEXT ACB MEETING:** Tuesday, November 14, 2023, at 1:00 PM at Villages Services Office.

**Motion to adjourn** at 1:51 PM by Steve Hanson, seconded by Glenn Lachenauer. **All in favor, motion carried (6/0). The meeting was adjourned.**

Respectfully submitted,

Lisa Dobyanski, CAM

On behalf of the Architectural Control Board

Fairview Estates of Citrus Hills POA