

**MINUTES OF THE  
FAIRVIEW ESTATES OF CITRUS HILLS POA  
ACB Committee Meeting  
Tuesday, November 14, 2023 @ 1:00 PM  
LOCATION: VILLAGES SERVICES OFFICE - 2541 N RESTON TERRACE, HERNANDO FL**

The Fairview Estates of Citrus Hills POA ACB Committee Meeting was held at Villages Services Office on November 14, 2023.

**CALL TO ORDER**

The meeting was called to order at 1:00 PM by Jim Roosevelt.

Quorum of ACB Committee members was established. In attendance was Jim Roosevelt, Steve Morris, Fred Rice, Steve Hanson, Henry Edwards & Robert Aguilar.

Bill Rogers, Henry Edwards & Glenn Lachenauer were absent.

Also, in attendance – Lisa Dobyanski, CAM of Villages Services.

**GUESTS** – 2 Homeowners present – Mr. & Mrs. Curtis Armstrong, Mr. & Mrs. Roland DiLegghio

**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 Steve Morris approve the minutes as written from October 10, 2023. **All in favor. Motion carried (5/0).**

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

1. **1784 E Tradewind** – tree removal.
2. **3765 N Tyrone** - paint fence
3. **4139 N Longvalley Rd** – New roof
4. **3978 N Monadnock** – Paint house

**Motion** was made by Robert Aguilar and seconded by Steve Hanson to approve the ACB requests as pre-approved and submitted. **All in favor, motion carried (5/0).**

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

1. **3630 N Indianhead Rd** – new roof, paint house

**A motion** was made by Steve Hanson to approve all the above as submitted, second by Fred Rice. **All in favor, motion carried (5/0)**

**DISCUSSION OF VIOLATIONS**

Violations throughout the community were discussed, will continue to be monitored. According to the Covenant Concern Spreadsheet there are 5 parcels that still have active violations.

- CCR Update: 12 violations – 6 resolved, 2 2nd notices, 3 pending & 2 new violations.

**Updates on past violations:**

- 854 Whitecloud – 4 axel truck – brings truck late night/ leaves early am – has been spoken with and has received notifications. – next will be fining
- Tradewind – pest control now gone – new vehicle is a Ford Escort – larger vehicle no longer on site – violation closed
- Indianriver – tile roof – needs additional violation towards fining as the roof cleaning has been since April

#### **Update on home sales**

- No new house sales

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

##### **New ACB request:**

- 4403 N Aztec – repainting exterior doors.
- 4251 Little Dove - remove and replace sections of driveway – like for like.
- 4051 N Indianhead – paint front door

**Motion** was made by Steve Morris to approve 3 new ACB requests as presented, seconded by Fred Rice. **All in favor, motion carried.**

Dec 19<sup>th</sup> - @ Tiki Bar – Holiday Dinner - reminder

**NEXT ACB MEETING:** Tuesday, December 12, 2023, at 1:00 PM at Villages Services Office.

**Motion to adjourn** at 1:55 PM by Steve Morris, seconded by Robert Aguilar. **All in favor, motion carried. (5/0). The meeting was adjourned.**

Respectfully submitted,

Lisa Dobyanski, CAM

On behalf of the Architectural Control Board

Fairview Estates of Citrus Hills POA