

**MINUTES OF THE  
FAIRVIEW ESTATES OF CITRUS HILLS POA  
ACB Committee Meeting  
Tuesday, December 13, 2022 @ 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 December 13, 2022.

**CALL TO ORDER**

Meeting was called to order at 1:02 PM by Raymond Wolfel.

Quorum of ACB Committee members was established. In attendance was Jim Roosevelt, Ray Wolfel, Steve Hanson, Marion Alley, and Glenn Lachenauer, Robert Aguilar, and Henry Edwards.

**GUESTS**

John McCoy, Denese Reudink

**PROOF OF NOTICE**

Proof of Notice – Notice of the meeting was posted at Villages Services and on the Fairview Estates Website at least 48 hours in advance.

**MINUTES**

**Motion** was made by Marion Alley and seconded by Jim Roosevelt to waive the reading and approve the minutes from November 8, 2022 with no corrections. **Motion approved unanimously.**

**ACB REQUESTS SUBMITTED**

- 1. 4004 N Longvalley Road – Privacy Screening**
- 2. 4258 N Little Dove Terrace – Landscaping (Pre-approved)**
- 3. 4261 N Baywood Drive – Painting Exterior**

**Motion** was made by Jim Roosevelt and seconded by Steve Hanson to formally approve all ACB Requests as submitted. **Motion approved unanimously.**

**DISCUSSION OF VIOLATIONS**

Discussion of rescinding fine on account L-002 has been tabled until a later meeting.

Account M-035 will be mailed a fining committee hearing letter via certified mail once a date has been set.

**Motion** was made by Jim Roosevelt and seconded by Robert Aguilar to mail courtesy notices to F-021 for the six (6) violations on the property, and to survey the membership through the Fairview Estates website regarding a possible covenant change in the future prohibiting firearm discharge in the community. **Motion approved unanimously.**

**NEW BUSINESS**

John McCoy expressed his ongoing concerns regarding firearm discharge in Fairview Estates.

**NEXT ACB MEETING:** Tuesday, January 10, 2022 at 1:00 PM at Villages Services Office.

**Motion** to adjourn at 2:15 PM by Ray Wolfel, seconded by Glenn Lachenauer. **Motion approved unanimously.**

Respectfully submitted,  
Erica Barker-King, CAM  
On behalf of the Architectural Control Board  
Fairview Estates of Citrus Hills POA