

**MINUTES OF THE
FAIRVIEW ESTATES OF CITRUS HILLS POA
ACB Committee Meeting
Tuesday, February 13, 2024 @ 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 February 13, 2024@ 1PM

CALL TO ORDER

The meeting was called to order at 1:04 PM by Jim Roosevelt.

Quorum of ACB Committee members was established. In attendance was Jim Roosevelt, Steve Morris, Fred Rice, Henry Edwards, Steve Hanson, and Glenn Lachenauer. Rob Aguilar & Bill Rogers were absent.

Also, in attendance – Lisa Dobyanski – CAM Villages Services

GUESTS – 0 Homeowners present-present was Board President Ray Wolfel. Sign in sheet attached to minutes of record.

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 Steve Morris and seconded by Fred Rice to approve the minutes as written from January 9, 2024. **All in favor. Motion carried (6/0).**

Ratify ACB & Approve ACB applications:

Pre-Approve ACB Requests for the following properties will be ratified by motion at 01.19.24 meeting.

1. 4405 N Indianhead – paint house

Approve ACB requests for the following properties as submitted.

1. 768 E Foresthill – Owner wants to install solar panels –
2. 768 E Foresthill – Owner wants to install new roof –
3. 1220 E Ridgefield – Installation of solar panels –
4. 1578 E Westgate- New home construction –
5. 3999 E Eisenhower- New home construction –
6. 3999 E Eisenhower – landscape – shrubs and fence –
7. 4157 N Indianriver – installation of new pool –
8. 3801 N Indianhead – installation of new shed

Motion was made by Steve Hanson to approve the 8 ACB requests as presented and the preapproved ACB request, seconded by Glenn Lachenauer. **All in favor, motion carried. (6/0)**

Discussion of Significant Violations –

1. **3750 Tyrone** – Jim stopped by to discuss shielding of AC – owner not willing to discuss – when leaving noticed a 250-gallon propane tank in front yard, send notice to comply with screening of the tank.
2. **3788 Indianhead** – shielding of propane tank at top of the drive.

OLD BUSINESS- None

NEW BUSINESS

1. **Fine Meeting for today-** Postponement of the fine committee meeting hearing due to the Owner in question not being available during the day due to work schedule. New meeting is set and scheduled for Tuesday Feb 27, 2024, at 630pm at Villages services office.
2. **Discussion false claims-** recent anonymous letter claiming that a home was causing issues and hosting undocumented immigrants. The claim is false – the accused are not in violation of any wrongdoing. It was investigated and claims were unsubstantiated. This seems to be a retaliation issue, will keep an eye on.
3. **Discussion about posting names & addresses of owners that are in violation** – as per ensuing discussion – it is not prudent nor in the best interest for the Association to post names and addresses of homeowners with violations. Committee in full agreement.

NEXT ACB MEETING: Tuesday March 12, 2024, at 1:00 PM at Villages Services Office.

Motion to adjourn at 1:55 PM by Fred Rice, seconded by Henry Edwards. **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