

MINUTES OF THE
FAIRVIEW ESTATES OF CITRUS HILLS POA
ACB Committee Meeting
Tuesday, February 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 February 14, 2023.

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, Marion Alley, Robert Aguilar, Raymond Wolfel, and Henry Edwards.

GUESTS

Scott and Robin Granger, Suzanne Alley
Sign in sheet attached to minutes of record.

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 Jim Roosevelt and seconded by Marion Alley to waive the reading and approve the minutes from January 10, 2023 with no corrections. All in favor. Motion approved unanimously.

ACB REQUESTS SUBMITTED

1. 711 E Foresthill Place - Fence and Front Door Color Change (Pre-Approved)
2. 4118 N Mayan Drive - Landscape Plan (Pre-Approved)
3. 3965 N Indianriver Drive - Repaint House Trim (Pre-Approved)
4. 4330 N Indianhead Road - Re-Roof (Pre-Approved)
5. 1634 E Tradewind Drive - Vegetated Wood Trellis Shielding To Block View
6. 3939 N Longvalley Road - Gazebo
7. 4261 N Baywood Drive - Repair/Extend Driveway, Lay Concrete Slabs

Motion was made by Jim Roosevelt and seconded by Robert Aguilar to formally approve all ACB Requests as submitted. All in favor. Motion approved unanimously.

DISCUSSION OF VIOLATIONS

ACB Committee will continue to monitor their areas for violations.

NEW BUSINESS

Article III Section 6 was found to have an error in the wording the last time it was recorded. The word "debris" is not placed in the correct sentence in the paragraph and will be corrected when the amendment is recorded with Citrus County.

Motion was made by Robert Aguilar and seconded by Henry Edwards to recommend to the Board of Directors rescinding the fine in the amount of \$5000.00 for account M-035. All in favor, motion approved unanimously.

Motion was made by Jim Roosevelt and seconded by Marion Alley to recommend to the Board of Directors rescinding the fine in the amount of \$1000.00 on account L-002. All in favor. Motion approved

unanimously.

Motion was made by Robert Aguilar and seconded by Jim Roosevelt to recommend to the Board of Directors rescinding the fine in the amount of \$1000.00 on account F-021. All in favor. Motion approved unanimously.

Motion was made by Jim Roosevelt and seconded by Robert Aguilar to recommend to the Board of Directors the appointment of Suzanne Alley to the ACC Committee. All in favor. Motion approved unanimously.

Currently, ACB meetings are held on the 2nd and 4th Tuesdays of each month at VSC office. Only one (1) ACB meeting is required per month to have requests approved within a thirty (30) day time period. After some discussion, it was motioned to recommend to the Board that the monthly ACB meeting meet one (1) time per month on the 2nd Tuesday of each month starting in March of 2023.

Raymond Wolfel motioned that Marion Alley be made the Chairman for the ACB Committee. All in favor. Motion approved unanimously.

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

Motion to adjourn at 1:53 PM by Marion Alley, seconded by Raymond Wolfel. Motion approved unanimously.

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