

**MINUTES OF THE
FAIRVIEW ESTATES OF CITRUS HILLS POA
ACB Committee Meeting
Tuesday, October 11, 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 October 11, 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 Ray Wolfel, Jim Roosevelt, Robert Aguilar, Steve Hanson, and Marion Alley.

GUESTS

Scott Granger, Robin Granger and Henry Edwards

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 September 13, 2022 with no corrections. **Motion approved unanimously.**

ACB REQUESTS SUBMITTED

1. 3911 Indianriver – Fence
2. 752 Morningstar – Repaint (Pre-approved)
3. 4261 Baywood – Roof replacement (Pre-approved)
4. 813 Morningstar – Roof Replacement (Pre-approved)
5. 1454 Tradewind – Repaint
6. 3846 Eisenhower – Solar Panels
7. 4261 Baywood – Fence (Pre-approved)
8. 4312 Baywood – Roof replacement
9. 3846 Eisenhower – Roof replacement

Motion was made by Robert Aguilar and seconded by Marion Alley to approve all ACB Requests as submitted. **Motion approved unanimously.**

DISCUSSION OF COVENANTS REVISION

Proposed amendment regarding travel trailers (Article 2, Section 2) was approved by the Board on October 4, 2022. There will be a covenant workshop on October 17, 2022 at 3:00 PM to discuss further with any homeowners who wish to attend. Further discussion and approval to include the proposed amendment in the annual package for 2023 will be held at the next Board meeting on November 1, 2022.

DISCUSSION OF VIOLATIONS

Motion was made by Jim Roosevelt to send account M-35 courtesy notices for the five (5) shed violations on the property, seconded by Robert Aguilar. **All in favor, motion approved unanimously.**

NEW BUSINESS

Motion was made by Jim Roosevelt to appoint Henry Edwards to the ACB Committee, seconded by Ray Wolfel. **All in favor, motion passed unanimously.**

NEXT ACB MEETING: Tuesday, October 25, 2022 at 1:00 PM at Villages Services Office.

Motion to adjourn at 2:38 PM by Robert Aguilar, seconded by Jim Roosevelt. **Motion approved unanimously.**

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