

**Fairway Springs Homeowner's Association, Inc.**  
**Minutes of Workshop Meeting**  
**Wednesday, April 20, 2022 6:30PM**  
**3331 Player Drive, New Port Richey, FL 34655**

**At 6:31 PM Meeting Called to Order by President Richard Stocks**

**In attendance: Richard Stocks, Ryan Mitroka, Linda Langheld, Ann Gionta, Bob Ceserak, Christopher Irwin, Charlie Hobbick. Mike Elliott absent.**

Richard started the meeting by explaining that workshops are just foundational, and each resident will have 1 minute to speak. Statements from residents will be recorded.

Richard then went thru his presentation with the following topics:

1. Roles- What are our jobs?
2. FL State Senate
  - 720.305 Definitions
  - Chapter 617 Not for Profit Definition
3. 1st 30 Days
  - No major decisions
  - How we work? Leads to what we work on?
4. What are we working on?
  - Day to day tasks
  - Finances
  - Issues and Matters
  - Opportunities- To better the neighborhood
  - The Future
5. Process:
  - Matters Log for issues in the neighborhood
    - Don't compromise confidentiality
  - Use a "Buddy System" when meeting with residents to avoid "hearsay"
6. Considerations to guide us when making decisions:
  - Research
  - Digest
  - Simplify
  - Present
  - Discuss
  - Act

7. Use the RICA Process

- Responsible
- Accountable
- Consulted
- Informed

8. Hierarchy of Precedence

- Federal>State>County>City>HOA>Homeowner

9. Use of Committees

Linda Langheld then spoke about using an ARC Sub-Committee to decide if the residents can install white vinyl fences. White is considered by many people to be an “earth-tone” color. Richard explained to the crowd that he is in agreement with this, and well-maintained white fences should be allowed. Compliance will be in charge of making sure they are maintained. He then said this will be added to the upcoming board meeting agenda. There were a few opposing views from the crowd, but forbidding the color “white” isn’t clearly stated in our deed restrictions, and everyone seemed to agree with that.

10. Communication

- Multi-Generational neighborhood, and each generation has a preferred way to communicate.
- Richard said that he’d like to see a digital voting process for annual meetings.

11. Actions

- How to get tasks accomplished
- Average person takes 66 days for a new habit to stick.
- Obtain support from board members and non-board members.
- Present or Educate
- Get agreement
- Document (Digitally?)
- Implement
- Manage and Practice

Linda then commented on the website, and that it needs clarifications. Richard said that he had a meeting with Gaby Harris to discuss the website, and Linda said she would like to attend it as well.

12. Newsletter Survey Results

- Majority of the neighborhood preferred a digital newsletter.
- Bi-Monthly seemed like the best way to keep the neighborhood informed.

- Possible monthly newsletters.
- Hand deliver to a few residents that don't have access to a digital version.

13. Fining

- Richard asked about the fining process.
- Dan Helphrey explained the process.

14. Treasurer Position

- Linda Maxwell will most likely be appointed at the next board meeting.
- She will get guidance from a resident that has accounting knowledge.

Residents spoke about concerns that Richard might get "burnt-out" for trying to do too much. Richard ensured that he can handle the workload.

**Richard made a Motion to adjourn and all were in favor. Meeting adjourned at 8:14 PM**

**Minutes Recorded and Submitted by: Ryan Mitroka**

**Approved: 5/4/2022**