

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 12, 2011
MINUTES

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER – CERTIFY QUORUM

Mike Schutz, Treasurer of the Fishhawk Ridge Association, Inc., called the Board of Directors Meeting to order at 6:02 p.m. on January 12, 2011, at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING

Directors Present:

Kitty Houck, Secretary
Mike Schutz - Treasurer
Thomas Panaseney, Director at Large

Directors Absent:

John Lemonds, President
Steve Parker, Vice President

Staff Present:

Louise Brown, CAM

A quorum of Board members was present.

Louise Brown, CAM, posted notice of meeting as required by the documents.

III. APPROVAL OF MINUTES

A motion was made by Thomas Panaseney and seconded by Kitty Houck to approve the December 8, 2010, Board of Directors meeting minutes as written. All in favor, the motion passed.

IV. REPORTS

- A. Landscape/Raymow's Mary Collister Presenting Tree Audit – The presentation on the tree audit will be given after the Board inspection. Discussion items included the following:
- Numerous plants have been damaged by recent freezing temperatures. No replacements to be made until the end of the first quarter.
 - Raymow was requested to propose a hose bib to be added at the well/pump to avoid using BOCC water when tanks, etc., need to be filled for onsite work and to provide details on the clocks/times irrigation is set to run.
 - Specific complaints need to be documented if the Board wants to proceed with giving Raymow their notice of contract termination – Contract end date is December 2011 and written notification of cancellation must be given thirty (30) days prior to avoid an auto-renewal for another two (2) years.
 - The landscape inspections are scheduled for the second Thursday of each month at 8:30 A.M. with the next inspection scheduled for January 13, 2011.
- B. Treasurer - The monthly financial report was provided to the Board, for their review, prior to the Board meeting. Mike Schutz presented his Treasurer's report to the Board.
- C. ARC – The current ARC list was provided to the Board for review prior to the meeting. There were no new ARCs to review.
- D. Newsletter & Website – Terry Doster continues writing the newsletter.
- E. Management - The written management report was provided to the Board prior to the board meeting and reviewed. The manager provided a legal update to the Board.

V. UNFINISHED BUSINESS

A. Beazer Construction – Starting in two (2) weeks. Discussion items included:

- Newland has completing the grading effort and the sale of the lots to Beazer.
- The Board to advise when they want the gate times changed to accommodate the Beazer construction traffic.
- Sale was finalized December 17, 2010, and there is a credit being issued to Newland for the advanced December payment they made.
- The Association needs the addresses for the new buildings since there was a change in the number of units per building.
- There is no scheduled meeting at this time. The Board may want to appoint a representative to attend a meeting when scheduled.

B. Nominating Committee – No need for postcard.

C. Membership Meeting Logistics/Agenda – Manager to add Neighborhood Watch to the agenda. Manager to purchase a sign to be placed at the auto entrance to the community for notification of the upcoming meetings.

VI. NEW BUSINESS

A. Heidt Design Erosion Evaluation – This item has been postponed.

B. Painting Project – This item has been postponed.

C. Paving Project – Approved to have engineer to write up specifications for project.

D. Termite Protection Upgrade – This item has been postponed.

E. 15944 Fishhawk Creek - There was a motion was made by Mike Schutz and seconded by Thomas Panaseny to proceed as the attorney recommends. All in favor, the motion passed.

VII. NEXT MEETING

The next Board of Director's meeting will be held on February 16, 2011, with the legal session at 6:00 p.m. and the Board meeting at 6:30 p.m., at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

VIII. ADJOURNMENT

There being no further business to come before the Fishhawk Ridge Association, Inc., Board of Directors, a motion was made and seconded to adjourn the meeting at 7:24 p.m. All in favor, the motion passed.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on 2/16/11.

M. Schutz
Signed

M. Schutz
Printed Name