

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 16, 2011
MINUTES

LEGAL SESSION – 6:00 P.M.

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

John Lemonds, President of the Fishhawk Ridge Association, Inc., called the Board of Directors Meeting to order at 6:49 p.m. on February 16, 2011, at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING

Directors Present:

John Lemonds, President
Steve Parker, Vice President
Kitty Houck, Secretary
Mike Schutz - Treasurer

Directors Absent:

Staff Present:

Louise Brown, CAM

Guests Present:

Homeowners

A quorum of Board members was present.

Louise Brown, CAM, posted notice of meeting as required by the documents and Florida statutes. Thomas Panaseney, Director at Large, resigned from the Board of Directors effective immediately.

III. APPROVAL OF MINUTES

A motion was made by Mike Schutz and seconded by Steve Parker to approve the January 12, 2011, Board of Directors meeting minutes as written. All in favor, the motion passed.

IV. REPORTS

- A. Landscape – Valley Crest will be requested to begin the pruning cutback.
- The manager will report the landscape lights out to the CDD.
 - The manager will have the water valves at the end of Fishhawk View where there are no units yet shut off.
- 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 and is doing a great job.
- E. Management - The written management report was provided to the Board prior to the board meeting and reviewed.

V. UNFINISHED BUSINESS

A. Beazer Construction – Ed Suchora was appointed to the Board of Directors to fill the seat vacated by Tom Panaseney who is no longer an owner. Brandon Peters is the Beazer project manager and contact for installations affecting the Association – water meter, irrigation and landscape.

- B. Membership Meeting Agenda/Review Mailing – Kitty Houck will provide input on the animal/trash issue.
- C. Heidt Design Erosion Evaluation – Committee formed to address and Chairs to be Steve Colquett and Steve Parker.
- D. Painting Project – Manager to obtain Behr specifications and additional bids.
- E. Paving Project – The Board approved the Wilson Miller proposal for writing the specifications. The payment will come Reserve Funds.
- F. Termite Protection Upgrade – This item was tabled.

VI. NEW BUSINESS

- A. Additional Trash Pickup/Waste Management – The Board reviewed proposal contract for adding a 3rd trash pickup per week by Waste Management at an additional cost of \$5,000.00 through the end of the year. A motion was made by Steve Parker and seconded by John Lemonds to approve the additional trash pickup. Kitty Houck and Mike Schutz were against the motion. After discussion, John Lemonds changed his vote against the motion. Therefore, the motion failed.
- B. Amending the Declaration (Patio Unsightly Storage) – Per the Association’s legal counsel, this is not necessary. Proceed with enforcement based on current document.
- C. Payment Requests:
 - 5843 Fishhawk Ridge – Approved.
 - 15839 Fishhawk View – Unapproved.
- D. Lighting at Gate Key Entry – Manager requested to get vendor input.
- E. Soliciting Within Community – Manager requested to obtain the sign as the one at Fishhawk Ranch.
- F. Animals in Community – Kitty Houck will provide input regarding the animals and the spreading of trash for a letter to be included with the Annual Meeting notice mailing.

VII. NEXT MEETING

The next Board of Director’s meeting will be held directly following the Annual Membership Meeting scheduled for March 9, 2011, with at 6:00 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 8:25 p.m. All in favor, the motion passed.

Respectfully submitted,
 Gia Clinkscales, For the Secretary

These minutes were approved on 3/9/11

Michael Schutz
 Signed

Michael Schutz
 Printed Name