

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 9, 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

John Lemonds of the Fishhawk Ridge Association, Inc., called the Board of Directors Meeting to order at 7:33 p.m. on March 9, 2011, at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING

Directors Present:

John Lemonds
Steve Parker (via conference call)
Kitty Houck
Mike Schutz
Ed Suchora

Directors Absent:

Staff Present:

Louise Brown, CAM

Guests Present:



A quorum of Board members was present.

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

III. NEW BUSINESS

A. Election of Officers/Appoint Check Signers/Committee Chairpersons:

▪ Election of Officers:

Ed Suchora made a motion to have all directors remain in their current positions for a one-year term. The motion was seconded by John Lemonds. All in favor, the motion passed.

The current Board of Directors are as follows:

- President – John Lemonds
- Vice President – Steve Parker
- Secretary – Kitty Houck
- Treasurer – Mike Schutz
- Director at Large – Ed Suchora

▪ Appoint Check Signers:

The bankcard check signers will remain the same.

▪ Committee Chairpersons:

The Committee Chairpersons will remain the same.

IV. APPROVAL OF MINUTES

A motion was made by John Lemonds and seconded by Steve Parker to approve the February 16, 2011, Board of Directors meeting minutes as written. All in favor, the motion passed.

V. REPORTS

A. Landscape – Steve Parker provided an update to the Board. The manager informed the Board of the new account manager with Valley Crest and will set up an appointment with the manager, the Valley Crest representative, and Steve Parker for Thursday, March 17, 2011, at 8:30 a.m.

- 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. The following items were discussed:
 - The Board will move forward on the thirteen (13) delinquent owner-occupied units with one (1) lien and five (5) foreclosures (greatest amounts first) to start and the remaining to be reviewed in May 2011.
- C. ARC – There were no new ARCs Applications to review.
- D. Newsletter & Website – Terry Doster will continue to write after each Board meeting.
- E. Management - The written management report was provided to the Board prior to the board meeting and reviewed.

VI. UNFINISHED BUSINESS

- A. Beazer Construction – Brandon Peters is the Beazer project manager and contact for installations affecting the Association – water meter, irrigation and landscape. Ed Suchora provided an update on the project.
- B. Heidt Design Erosion Evaluation – Committee formed to address and Chairs to be Steve Colquett and Steve Parker. No further update at this time. A meeting will be scheduled at a date and time to be determined.
- C. Painting Project – Manager obtained Behr specifications and proposals (with a ten-year warranty) and Sherwin Williams's specifications and proposals and provided them to the Board for review. The references will be checked by the Board members with Phase I to begin in October 2011 and Phase II to begin in January 2012.
- D. Paving Project – The Board approved the Wilson Miller proposal for writing the specifications. The payment will come out of the Reserve Funds.
- E. Termite Protection Upgrade – The manager will obtain three (3) proposals for review at the next Board of Directors meeting.
- F. Lighting at Gate Entry – Manager requested to get vendor input. This item has been postponed.
- G. Soliciting Within Community/Sign – Manager requested to obtain the sign as the one at Fishhawk Ranch. Charles Allen will obtain a sign and review with the manager.

VII. NEXT MEETING

The next Board of Director's meeting is scheduled for May 11, 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 by John Lemonds and seconded by Steve Parker to adjourn the meeting at 7:59 p.m. All in favor, the motion passed.

Respectfully submitted,
 Gia Clinkscales, For the Secretary

These minutes were approved on March 15, 2011

Signed

Printed Name