

FISHHAWK RIDGE ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING

May 11, 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

Steve Parker Vice President of the Fishhawk Ridge Association, Inc., called the Board of Directors Meeting to order at 6:09 p.m. on May 11, 2011, at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING

Directors Present:

Steve Parker (via speakerphone)  
Kitty Houck  
Ed Suchora  
Mike Schutz

Directors Absent:

John Lemonds on vacation

Staff Present:

Louise Brown, CAM

Guests Present:

Yaroslau Zaitsev  
Paula Castro  
Michael & Alesha Baker

A quorum of Board members was present.

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

III. APPROVAL OF MINUTES

A motion was made and seconded to approve the April 15, 2011, Board of Directors meeting minutes as written. All in favor, the motion passed.

IV. REPORTS

- A. Landscape – An update was provided on the current progress and issues with the landscaping. The current 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.
- 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 application from Beazer Homes for their 36 units in their buildings for a standardized screen room addition with in insulated aluminum roof color white only was reviewed. A motion was made and seconded to approve the ARC pending the receipt of a legal interpretation that confirms the ARC can approve with no violation to the Declaration of Covenants. All in favor, the motion passed.
- 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 meeting. The following items were discussed:
  - Violation letters for all on-ground satellite dishes need to be sent.
  - An additional proposal for the painting the addresses on the curbs need to be obtained.
  - The Board is dissatisfied with the work done by Bill the Handyman. The Board requests ad a letter be sent giving provide thirty (30) days' notice due to non-satisfactory work.

V. UNFINISHED BUSINESS

A. Beazer Construction Update:

- Paint Colors – Board previously requested Beazer to review their paint colors to ensure their new buildings' paint matches the preapproved ones.
- Insurance – Beazer is self-insured and will continue to insure until new owners occupy.
- Utilities – Beazer to warranty all water lines and meters for one (1) year after sale of unit and will provide the warranty detail to the Association on the meters they install.
- Landscape and Irrigation – Beazer, Cornerstone and ValleyCrest coordinated on the irrigation installation. On June 1, 2011, ValleyCrest is scheduled to begin the maintenance of the new unit's landscape that was installed by Cornerstone. Several trees and plants were relocated based on the original design and Beazer's commitment to the Association.

B. Erosion Evaluation – This item was tabled.

C. Termite Protection Upgrade – The manager will send Ed Suchora additional information. A motion was made and seconded to move forward with Impact Pest Control upon verification of the bond. All in favor, the motion passed.

VI. NEW BUSINESS

A. McGuinness (15932 Fishhawk Creek) Request to Dismiss Late Fee – Denied.

B. Records Inspection Policy – A motion was made by Mike Schutz and seconded by Ed Suchora to approve the Records Inspection Policy as submitted. All in favor, the motion passed.

C. Records Destruction Policy – A motion was made by Mike Schutz and seconded by Ed Suchora to approve the Records Destruction Policy as submitted. All in favor, the motion passed.

VII. NEXT MEETING

The next Board of Director's meeting is scheduled for July 13, 2011, 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., a motion was made and seconded to adjourn the meeting at 7:30 p.m. All in favor, the motion passed.

Respectfully submitted,  
Gia Clinkscales, For the Secretary

These minutes were approved on 07-13-2011

Signed 

Printed Name Kitty Houck