

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS & ARC MEETING

July 13, 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 6:19 p.m. on July 13, 2011, at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING

Directors Present:

Steve Parker
Kitty Houck
John Lemonds
Mike Schutz

Directors Absent:

Ed Suchora (on vacation)

Staff Present:

Louise Brown, CAM

Guests Present:

Alesha Baker
Petra Ventura

A quorum of Board members was present.

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

III. APPROVAL OF MINUTES

A motion was made and seconded to approve the May 11, 2011, Board of Directors meeting minutes as amended. All in favor, the motion passed.

IV. REPORTS

- A. Landscape – An update was provided on the current progress and issues with the landscaping to include the removal of the dead pine and the recommendation of Valley Crest to have a well dug to accommodate the irrigation for the five (5) new buildings, etc.. A schedule for the pending jobs was reviewed.
- 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:
 1. Beazer Units Screened Room Standards - The manger reviewed the legal counsel's opinion with the Board. This item has been postponed.
 2. Parfitt (5845 Fishhawk Ridge) Screen Enclosure - Denied.
- D. Newsletter/Website – The Board discussed having a sample list of violations to be posted on the website.
- E. Management – The written management report was provided to the Board prior to the meeting. The following items were discussed:
 - o Danielle Fence submitted a proposal to refurbish the vinyl fence enclosures to include the gate and material needed to add the enclosure to the existing posts in the area of the new buildings. The manager will have Danielle Fence itemize the work.
 - o The manager will order a "No Trespassing sign."
 - o The manager will obtain proposals for gutter cleaning and pressure washing the sidewalks.

- At the previous meeting the Board discussed the dissatisfaction with the work done by Bill the Handyman and requested a letter to be sent providing thirty (30) days' notice due to non-satisfactory work; however, the Board has reconsidered this action at this time.
- Facilities Maintenance Budget for 2012 - Manager to find out if it can include additional maintenance fees within the base water bill; i.e., the new well.
- Repainting Addresses on Curbs - A motion was made and seconded to approve the proposal submitted by Parking Lot Services (PLS) to repaint the addresses on all 340 curbs in a blue/white color scheme at a total amount of \$2,455.00. All in favor, the motion passed.

V. UNFINISHED BUSINESS

A. Beazer Construction Update:

- Approved "No Trespassing" sign.
- Beazer to provide gutter information for next meeting.

B. Erosion Evaluation – This item was tabled.

C. Termite Protection Upgrade – The manager sent Ed Suchora additional information as requested by the Board. After review of bond information provided, a motion was made and seconded to move forward with Impact Pest Control. The termite protection upgrade was previously approved.

D. Accounts Receivable / Legal Recommendations - Legal action approved up to a maximum amount of \$12,000.00 to pursue delinquent fees.

E. Funds Moved per Bashor & Legendre Audit Recommendation – New bank accounts were opened to accommodate audit direction.

VI. NEXT MEETING

The next Architectural Review Committee meeting is scheduled for August 17, 2011, at the pool with the Board of Director's meeting is scheduled for September 14, 2011, 2011, at 6:00 p.m., at the Fishhawk Ranch Osprey Clubhouse Theatre, 5721 Osprey Ridge Drive, Lithia, Florida.

VII. 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 7:59 p.m. All in favor, the motion passed.

Respectfully submitted,
 Gia Clinkscales, For the Secretary

These minutes were approved on 09-14-11



 Signed

KATHRYN HOUCK

 Printed Name