

FISHHAWK RIDGE ASSOCIATION, INC.
ARC & BOARD OF DIRECTORS MEETING
September 14, 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

Steve Parker of the Fishhawk Ridge Association, Inc., called the ARC & Board of Directors Meeting to order at 6:04 p.m. on September 14, 2011, at the Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING – CERTIFY QUORUM

Directors Present:

Mike Schutz
Kitty Houck
John Lemonds
Steve Parker

Directors Absent:

Ed Suchora

Guests Present:

Mary Watson
Yaroslav Zaitsev

Staff Present:

Louise Brown, CAM

A quorum of the Board 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 July 13, 2011, Board of Directors meeting minutes as written. All in favor, the motion passed.

A motion was made and seconded to approve the August 17, 2011, Architectural Review Committee meeting minutes as written. All in favor, the motion passed.

IV. PAINING CONTRACTOR PRESENTATIONS

- A. Carlson Construction
- B. Pope Painting & Pressure Washing
- C. L&T Brothers, Inc., d/b/a Lowes Commercial Painting
- D. CPR Waterproofing

V. REPORTS

- A. Grounds – An update was provided on the current progress and issues with the landscaping to include the Valley Crest contract renewal, the recommendations by Valley Crest, and the ongoing trash problem.
- 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:
 - Talleri (15928 Fishhawk Creek) Pavers on Lanai - Approved.
 - Watson (15802 Fishhawk Falls) Additions to Front and Lanai – Approval for chair and potted plants on front stoop. No approval for solar lights or for items hanging/placed in back lanai.
 - Joshi (5886 Fishhawk Ridge) Satellite Dish – In Place – Approved.
 - Parfitt (5848 Fishhawk Ridge) Screen Enclosure – In Place – Approved.
 - Parfitt (5848 Fishhawk Ridge) Water Softener – ARC incomplete/returned to homeowner.
- D. Newsletter/Website – No update.
- E. Management – The written management report was provided to the Board prior to the meeting. The following items were discussed:
 - o Loitering on the foot path/bridge.
 - o Dead tree in preserve behind 15762/15764 Fishhawk View.

VI. BUSINESS

- A. Paint Contractor Selection – The Board discussed the presentations given and the contractor’s proposals. Motion was made and unanimously passed to contract with Lowe’s Commercial Painting with the provision that company owners were on property 2 or 3 times a week and if Lowe’s would lower their cost for painting screened lanai to \$75.00. First painting production workshop scheduled for 6:00 P.M., September 28, 2011 at the pool.
- B. 2012 Review Proposed Budget – The Board briefly reviewed the budget and will discuss in more detail at a later date.

VII. NEXT MEETING

The next Board of Director’s & ARC meeting will held on October 12, 2011, at 6:00 p.m., with the 2012 Budget Adoption Meeting to be held on November 9, 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. ARC & Board of Directors Meeting, a motion was made and seconded to adjourn the meeting at 9:40 p.m. All in favor, the motion passed.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on 10/12/11

Signed Michael Schutz

Michael Schutz
Printed Name