

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

October 12, 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

Mike Schutz of the Fishhawk Ridge Association, Inc., called the ARC & Board of Directors Meeting to order at 6:07 p.m. on October 12, 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 (Arrived 7:22pm)

Steve Parker (Via conference call)

Directors Absent:

Ed Suchora

Guests Present:

Petra Ventura

Yaroslav Zaitsev

A quorum of the Board was present.

Staff Present:

Louise Brown, CAM

Notice of meeting was posted as required by the documents and Florida statutes.

III. APPROVAL OF MINUTES

Steve Parker made a motion to approve the July 13, 2011, Board of Directors meeting minutes as written. Mike Schutz seconded the motion. All in favor, the motion passed.

IV. REPORTS

- A. Grounds – Requested Valley Crest to cut shrubs away from building. The dead tree near the gate was removed.
- 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 – One application approved.
 - 15921 Fishhawk Creek (Barbarosa) – Screen Enclosure
- D. Newsletter/Website – Homeowner request to put courtesy reminders in the newsletter regarding residents put bikes and scooters away when not in use and picking up litter from their yards.
- E. Management – The written management report was provided to the Board prior to the meeting. The following items were discussed:
 - Valley Crest contract – The Board will review the 2012 Valley Crest contract and vote on it at the November meeting.
 - Notice of Commencement was prepared by legal and will be recorded with the County.
 - Insurance Letters – There were a large number of insurance letters sent out this month.

V. BUSINESS

- A. 2012 Review Proposed Budget – The Board briefly review the budget which will be approved at the November 9, 2011 meeting. A new insurance quote will be received before the next meeting. There will be no increase in the 2012 Budget.
- B. White (15936 Fishhawk Creek) – Request for Truck Painting – The Manager is to request a copy of the insurance adjustor's report. Louise Brown will also ask Envirotech if that type of damage was possible as a result of the pressure washing work.

VI. NEXT MEETING

The next Board of Director's & ARC meeting will held on November 9, 2011, at 6:00p.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. ARC & Board of Directors Meeting, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,
Gigi Garrett, For the Secretary

These minutes were approved on
Signed _____

November 22 2011

Fishhawk Ridge Association, Inc.

ARC & Board of Directors Meeting Minutes – October 12, 2011