

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

November 22, 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 6:01 p.m. on November 22, 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

Ed Suchora

Steve Parker

Directors Absent:

John Lemonds

Guests Present:

Terry Doster

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

Mike Schutz made a motion to waive the reading of and to approve the October 12, 2011, Board of Directors meeting minutes as written. Kitty Houck seconded the motion. All in favor, the motion passed.

IV. 2012 BUDGET ADOPTION

Mike Schutz made a motion to adopt the 2012 Budget for Fishhawk Ridge Association, Inc. Kitty Houck seconded the motion. All in favor the motion passed.

V. REPORTS

A. Grounds

- Poinsettias can be placed in mulch beds in containers.
- Check with CDD regarding decoration of the front entrance.

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

- Paint Color – Adopt Dyco Names/Numbers – The paint colors will be adopted at the next meeting after the Dyco names for their numbers have been provided.
- Submissions:
 1. Rintala (15950 Fishhawk Creek) Satellite Dish – Kitty Houck made a motion to approve. Mike Schutz seconded the motion. All in favor the motion passed.
 2. Litchy (15926 Fishhawk Creek) Screen Enclosure – Kitty Hauck made a motion to approve. Mike Schutz seconded. All in favor the motion passed.
 3. Zaitsev (15764 Fishhawk Falls) Water Softener – Kitty Hauck made a motion to approve. Mick Schutz seconded. All in favor the motion passed.

D. Newsletter/Website – None

E. Management – The written management report was provided to the Board prior to the meeting. The following items were discussed:

- Landscape Contract - Mike Schutz made a motion to approve the Valley Crest contract with tree work for the Annual amount of \$87,642. Kitty Houck seconded the motion. All in favor the motion passed.

- Insurance Renewal - Mike Schutz made a motion to approve the Bouchard Insurance contract to be paid for now using reserves which will be paid back quarterly. Kitty Houck seconded the motion. All in favor the motion passed.
- Legal – The Attorney’s Collections report was provided to the Board for their review and input. A motion was made by Mike Schutz and seconded by Ed Suchora and unanimously voted on to quit claim deed 15743 Fishhawk Falls, 5862, 5865, 5875 that the Court ordered surrendered to them over to a division of the management company (Sunrise Rental Homes LLC). Sunrise will bring the accounts into good standing and pay the monthly assessments. A motion was made by Mike Schutz and seconded by Ed Suchora to agree to the Master Association terms on 15708 Fishhawk Falls allowing them to collect \$200 of the \$1,000 the Association is recovering. Motion passed with Kitty Houck abstaining from the vote.

VI. BUSINESS

- A. White (15936 Fishhawk Creek) Request for truck painting – Mike Schutz made a motion to decline to the request for painting of the truck. Kitty Houck seconded the motion. All in favor the motion passed.
- B. Beazer Update – Next building may be started in January 2012.
- C. Murray (5837 Fishhawk Ridge Dr.) Unit Repair – The Board requests a legal opinion from the attorney be obtained to determine if the Association is responsible for the repairs.
- D. Etezadi (15784 Fishhawk Falls) – Request to dismiss late fee. Mike Schutz made a motion not to dismiss the late fees. Kitty Houck seconded the motion. All in favor the motion passed.

VII. NEXT MEETING

The next Board of Director’s & ARC meeting will held on January 11, 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, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,
Gigi Garrett, For the Secretary

These minutes were approved on 01-11-2012

Signed 