

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 6:30 p.m. on July 16, 2012, at 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING - CERTIFY QUORUM

Directors Present:

Steve Parker
Yuri Zaitsev
Brandon Peters
Sandy Lee

Guests Present

Ashley Pippin
Pat Roys

Staff Present

Louise Brown, CAM

Directors Absent

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Quorum present and the notice of meeting was posted as required by the documents and Florida statutes.

III. APPROVAL OF MINUTES

Sandy Lee made a motion to approve the June 18, 2012, Board of Directors meeting minutes as written. Yuri Zaitsev seconded the motion. All in favor, the motion passed.

IV. REPORTS

- A. Grounds - Beazer new landscaping was discussed.
- B. Treasurer - The Treasurer's report was emailed to the Board prior to the meeting.
- C. ARC - 15958 Fishhawk View - A motion was made and seconded to approve the architectural application to install a satellite dish on the rear of the unit. All in favor the motion passed.
- D. Newsletter/Website - Monthly Newsletters are being posted to both bulletin boards and website.
- E. Beazer Building Update - There are ten units left to sell. Buildings expected to be complete by September 2012.
- F. Management - The Management report was provided to the Board for their review prior to the meeting and was discussed.

V. BUSINESS

- A. Waste Management - Steve Parker made a motion to upgrade service to include pick up three times per week for numbers 1, 10, 4 & 7 and include recycle in numbers 4 & 7 if cost stays under what is currently paid. Sandy Lee seconded the motion. All in favor the motion passed.
- B. Unit Owner Requests
 - Pippin (15931 Fishhawk Creek) - Sandy Lee made a motion to grant a variance and allow the oversized vehicle to be parked in view for as long as the current owners live there. Yuri Zaitsev seconded the motion. All in favor the motion passed.
 - Murray (5837 Fishhawk Ridge) - Tint on windows inquiry. Further research is required since documents state treatment is to be white or material consistent with outside color of residence.
 - Skvarova/Devlin (15780 Fishhawk Falls) - Tree hanging over lanai - Approval from CDD since tree is in area they own is in place. The Board approved expenditure to remove tree.
- C. Association Owned Property - Units foreclosed on by the Association were discussed.
- D. Pool Monitor - Weekends - Fishhawk Ranch hires pool monitors for peak times and this has helped deter the behavior that causes damage to the area
- E. Violation Escalation Process - Various violations were discussed.

VI. NEXT MEETING

The next Board of Directors and ARC Meeting are scheduled for August 20, 2012, at 6:30 P.M. at the Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.

VII. ADJOURNMENT

There being no further business to come before the Board a motion was made and seconded to adjourn the ARC & Board of Directors Meeting at 8:27 p.m. All in favor the motion passed.

Respectfully submitted,

Gigi Garrett, For the Secretary

These minutes were approved on 8/20/2012 Signed [Signature]