

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

August 20, 2012

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 6:34 p.m. on August 20, 2012, at 5721 Osprey Ridge Drive, Lithia, Florida.

II. ROLL CALL - NOTICE OF MEETING – CERTIFY QUORUM

Directors Present:

Steve Parker
Yuri Zaitsev
Agnes Lirag
Sandy Lee

Directors Absent

Brandon Peters

Guests Present

Barry Brenner
Scott Hottenstein
Petra Ventura

Staff Present

Louise Brown, CAM

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

III. APPROVAL OF MINUTES

A motion was made and seconded to approve the July 16, 2012, Board of Directors meeting minutes as amended. All in favor, the motion passed.

IV. PRESENTATION – Director of Accounting – Helen Parkhill – Helen Parkhill provided input on the monthly financials and answered questions from the Board.

V. REPORTS

- A. Grounds – All buildings now landscaped and ValleyCrest maintaining.
- B. Treasurer – The Treasurer’s report was emailed to the Board prior to the meeting and was discussed during the presentation.
- C. ARC – No new architectural applications for review.
- D. Newsletter/Website – Facebook was discussed.
- E. Beazer Building Update – There are nine units left to sell.
- F. Management – The Management report was provided to the Board for their review prior to the meeting and was discussed.

VI. BUSINESS

- A. Waste Management – Upgrade to Service and Recycling – The Board approved additional pick up and recycle bin locations. They request changes to be put in place as soon as possible.
- B. Association Owned Property – The following topics were discussed.
 - Legal Fees
 - Lease Ready Costs
 - Water
 - Insurance
 - Management Fees
 - Assessments
- C. Ammonia Spill – No impact to the community. The event occurred in 2003.
- D. Violation Escalation Process – Tabled until new application is available.

VII. NEXT MEETING

The next Board of Directors and ARC Meeting are scheduled for September 17, 2012, at 6:30 P.M. at the Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.

VIII. 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 8:30 p.m. All in favor the motion passed.

Respectfully submitted,

Gigi Garrett, For the Secretary

These minutes were approved on

9/17/12

Signed

