

FISHHAWK RIDGE ASSOCIATION, INC.
ARC & BOARD OF DIRECTORS MEETING
February 10, 2014 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, President of the Fishhawk Ridge Association called the ARC & Board of Directors Meeting to order at 6:41 p.m. on February 10, 2014, at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.

II. ROLL CALL - NOTICE OF MEETING – CERTIFY QUORUM

<u>Directors Present:</u>	<u>Directors Absent:</u>	<u>Guests Present</u>	<u>Staff Present</u>
Steve Parker	Easa Ayyoub	Avril/Edward Joyce	Louise Brown, CAM
Agnes Lirag		Kitty Houck	
Scott Hottenstein		Bonnie Tilley-Khan	

A quorum was present.

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

III. APPROVAL OF MINUTES

Scott Hottenstein made a motion to approve the January 6, 2014 Board of Directors meeting minutes as written. Agnes Lirag seconded the motion. All in favor, the motion passed.

IV. PRESENTATIONS - Austin Outdoors / Brett Perez and Ian Miller

Brett Perez and Ian Miller addressed the Board regarding the landscaping service contract, the OLM grading system, their recent declining scores. They emphasized the fact that the community is looks better than it did when they started. Brett stressed that Austin wanted to work with the Association to ensure progress continues to be made.

V. REPORTS

A. Grounds

- Louise Brown updated details on landscape walk-thru at which time tree trimming was discussed.
- Sod damaged by the hogs behind buildings on Fishhawk Ridge will be replaced.

B. ARC – There were no ARC applications to review.

C. Management – The Management report was provided to the Board for review and the following was discussed.

- The tenant in 15850 Fishhawk Falls left without notice and Greenacre Realty is working on getting it leased again. This is depending on the Mortgage Foreclosure update from Attorney.
- Steve Parker made a motion to approve the proposal from Carlson Construction Inc. in the amount of \$2,960 for the investigation of a possible underground leak next to the pool cabana, installing an edge around the outside of the pool pavers and the repair of the wall where the water fountain was. Scott Hottenstein seconded the motion. All in favor the motion passed.
- The CDD removed the declining tree to the right of the exit gate.

VI. BUSINESS

A. Water Meter Issues

- The water meter reading for 5840 Fishhawk Falls appear invalid. Water meter to be replaced if continues to be inconsistent.
- FewTek will be invited to the next meeting to clarify details on the invoices mailed to unit owners and to explain the water meter reading process.

B. Gate Maintenance

- 2012 \$1,992.02
- 2013 \$3,199.70
- Gate Operator Replacement – Reserve Study An inspection with TEM will be done to determine any issues with the 4 motors in place and to get a quote on a service maintenance contract.

C. Annual Meeting Agenda - The Board approved the annual meeting notice with the addition of Kitty Houck as a candidate and the correction of Easa's name.

VII. NEXT MEETING

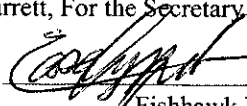
The next meeting will be an Annual Membership Meeting scheduled for March 24, 2014 at 6:30 P.M. at the Osprey Club Theatre and a Board meeting immediately following.

VIII. ADJOURNMENT

There being no further business to come before the Board Steve Parker made a motion to adjourn the ARC & Board of Directors Meeting at 8:28 P. M. Agnes Lirag seconded the motion. All in favor the motion passed.

Respectfully submitted, Gigi Garrett, For the Secretary

These minutes were approved on



Signed

03/24/2014

Fishhawk Ridge Association, Inc.

ARC & Board of Directors Meeting Minutes – February 10, 2014