

FISHHAWK RIDGE ASSOCIATION, INC.
ARC & BOARD OF DIRECTORS MEETING
July 8, 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

Agnes Lirag of the Fishhawk Ridge Association called the ARC & Board of Directors Meeting to order at 6:31 p.m. on July 8, 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 –Via Phone	Easa Ayyoub	John Guarino	Louise Brown, CAM
Kitty Houck	Scott Hottenstein	B. McElroy	
Agnes Lirag		Maureen/Dave Fitzpatrick	
A quorum was present.		Georganna Bikowski	
		Bonnie Tilley Khan	

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

III. APPROVAL OF MINUTES

Agnes Lirag made a motion to approve the June 3, 2014 Board of Directors meeting minutes as written. Kitty Houck seconded the motion. All in favor, the motion passed.

IV. REPORTS

- A. Grounds – The Board discussed irrigation repairs. OLM will be asked to inspect an unpleasant smell in the mulch around the pool and mail kiosk areas.
- B. ACC
 - 1. 15757 Fishhawk Falls – Screen Enclosure - Approved
 - 2. 15826 Fishhawk Falls – French Doors – Not Approved, Returned to owner for additional information.
- C. Management –
 - The door handles to the bathrooms were damaged and were replaced along with a damaged lock on the pool gate facing Fishhawk Ridge.
 - There are a number of areas where the sidewalks are raised due to tree roots, damaged over time or ground shifting. Anything appearing as a trip hazard will be identified and bids solicited for them to be ground down. This is expected to be the best method of repair at this time.

V. BUSINESS

- A. Midway Status – Read, Bill and Collect Water Sub-Metering – The migration from FewTek to Midway is in progress. Midway has been on property reading meters. The next bill will be the final one from FewTek.
- B. Gutters for Cabana – Agnes Lirag made a motion to approve the invoice from the Gutter Doctor in the amount of \$650. Steve Parker seconded the motion. All in favor the motion passed.
- C. Irrigation Update – Progress is being made but the entire community is not running yet. Florida Landscape Consultants (FLC) stated they have found a variety of issues causing the irrigation system to be down in many areas of the property. Those issues identified are faulty wiring splices (over 30), non-operable decoders and bad valves. Their priority continues to be to activate zones as quickly as possible.
- D. Prioritizing Deed Restriction Violations - The Board reviewed the violation list. Kitty will provide further input. The Board approved the violation process change to send 2 letters from the Association to the unit owner and resident if not owner occupied. The third letter will be a statutory offer to mediate and sent to the unit owner from the Attorney. A legal opinion to be obtained on whether or not the Association can get unit owner to reimburse the legal fee incurred for this third letter.

VI. NEXT MEETING

The next meeting is scheduled for August 5, 2014 at 6:30 P.M. at the Osprey Club Theatre.

VII. ADJOURNMENT

There being no further business to come before the Board, Agnes Lirag made a motion to adjourn the ARC & Board of Directors Meeting at 7:35 P.M. Steve Parker seconded the motion. All in favor the motion passed.

Respectfully submitted, Gigi Garrett, For the Secretary

These minutes were approved on 8-5-14 Signed 